

NOTICE OF PLANNING PERMISSION

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

To:

Mr Colm McLoone
John Holt Architects Ltd
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mr S Taha
Hawthorn Hotel
137-143 Stand Lane
Radcliffe
Manchester
M26 1JR

PART 1 - Particulars of Application

Application Number: 62383

Date of Registration: 29/01/2018

Proposal:

Demolition of existing single storey rear wing and erection of self-contained living accommodation at rear for hotel management; Alterations to car park and access to King Street

Location:

Hawthorn Hotel, 137-143 Stand Lane, Radcliffe, Manchester, M26 1JR

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 17/482.SLP/A, 01A, 06A and 07 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 building to which this approval relates shall only be used as ancillary accommodation in relation to the existing hotel and for no other purpose/use.
 Reason: To help maintain the amenities of the existing hotel in the interests of highway safety pursuant to UDP Policy HT2/4 Car Parking and New Development.

- 4 Details/samples of the materials/bricks to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 Townscape and Built Design.
- 5 The boundary wall and pedestrian gate onto King Street, in front of the new building, shall be no higher than 1m, as indicated on the approved plans.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 6 The car parking indicated on the approved plan shall be surfaced, demarcated and made available for use prior to the building hereby approved being brought into use.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 7 The turning facilities indicated on the approved plan shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to UDP Policy HT2/4 Car Parking and New Development.
- 8 No gates shall be installed at the proposed vehicular entrance onto King Street.
Reason. To prevent obstruction within the car park in the interests of highway safety pursuant to HT2/4 Car Parking and New Development.
- 9 Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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 Paragraphs 186-187 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
EN1/5 EN1/5 - Crime Prevention
EN7 EN7 - Pollution Control
HT2/4 HT2/4 - Car Parking and New Development
H2/1 H2/1 - The Form of New Residential Development
H2/2 H2/2 - The Layout of New Residential Development
RT4/3 RT4/3 - Visitor Accommodation
SPD16 Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
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:

Drawings numbered 17/482.SLP/A, 01A, 06A and 07

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Resources and Regulation regarding the reinstatement and construction of the footway crossing. The cost of the construction will be the responsibility of the developer.
2. The Council currently operate a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.
3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the street.

Signed:



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On behalf of the Council

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Date of Decision: 02/03/2018