

NOTICE OF PLANNING PERMISSION

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

To:

Mr Eccles
JPE Consultancy Limited
9 Woodend Drive
Stalybridge
SK15 2SF

On Behalf Of:

Mrs Moore
Cosalea
c/o Agent
9 Woodeend Drive
Stalybridge
Cheshire
SK15 2SF

PART 1 - Particulars of Application

Application Number: 68286

Date of Registration: 01/04/2022

Proposal:

Variation of conditions following approval of applications 63857 & 66758 to change existing opening hours; Condition 5 - Extension to existing opening hours requested;
Monday - Thursday 07:30 - 11:00pm
Friday 07:30 - 00:00
Saturday 08:00 - 00:00
Sunday 08:00 - 11:30pm

Location:

Cosalea, Walshaw Park House, Walshaw Road, Bury, BL8 1PY

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 drawings numbered -
Location plan 19/19/1214/100C
Revised proposed site plan 19/1214/200E
Proposed lower ground floor 19/1214/201C
Proposed ground floor plan 19/1214/202D
Proposed first floor plan 19/1214/203A
Proposed elevations 19/1214/204C
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 car and cycle parking and turning facilities accessed off Walshaw Road and indicated on the approved plan 19/1214/200E shall be available and maintained for

use at all times.

Reason. To ensure adequate off street car parking provision and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 3 On first implementation of the extended evening opening hours hereby approved, the additional car parking indicated and as shown on approved plan reference 19/1214/200E - Proposed site plan - shall be available for use from 18.30 to 00.00 (midnight) daily.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 4 The bin store details shown on approved plan 19/1214/200E shall be maintained and available for use at all time.
Reason. To ensure adequate bin storage facilities are provided for all occupiers of the building in the interests of highway safety and visual amenity pursuant to bury unitary Development plan Policies EN1/2 - Townscape and Built Design and HT2/4 - Car parking and New Development.
- 5 The use hereby permitted shall not be open to customers outside the following times:
Leisure (Class E) - Monday to Saturday 08.30 to 20.30 and Sunday 09.00 to 17.00
Cafe (Class E) - Monday to Thursday 07.30 to 23.00, Friday 07.30 to 00.00 (midnight), Saturday 08.00 to 00.00 (midnight), Sunday 08.00 to 23.30.
Office (Class E) - Monday to Friday 08.30 to 18.30, Saturday 08.30 to 14.00
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation and commercial premises pursuant to Policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design and S2/6 – Food and Drink of the Bury Unitary Development Plan.
- 6 The details on shown on approved site plan 19/1214/200E for signage and designation of parking spaces annotated as 'es' shall be available and maintained for use at all times.
Reason. To ensure adequate off street car parking provision and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPG	National Planning Policy Guide
EC2/2	EC2/2 - Employment Land and Premises Outside the Employment Generating Areas
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN1/11	EN1/11 - Public Utility Infrastructure
EN7/2	EN7/2 - Noise Pollution
EN7/2	EN7/2 - Noise Pollution
EN1/3	EN1/3 - Landscaping Provision
HT2/4	HT2/4 - Car Parking and New Development

HT5/1 HT5/1 - Access For Those with Special Needs
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Location plan 19/19/1214/100C
Revised proposed site plan 19/1214/200E
Proposed lower ground floor 19/1214/201C
Proposed ground floor plan 19/1214/202D
Proposed first floor plan 19/1214/203A
Proposed elevations 19/1214/204C

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harte', is written over a dotted line.

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On behalf of the Council

Date of Decision: 29/06/2022