

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 Street
Bury
BL9 0RP

On Behalf Of:

Mr Sham Iqbal
Radcliffe Pharmacy
47-49 Church Street West
Radcliffe
Manchester
M26 2SP

PART 1 - Particulars of Application

Application Number: 70044

Date of Registration: 29/08/2023

Proposal:

First floor extension at rear

Location:

47 Church Street West, Radcliffe,
Manchester, M26 2SP

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 Site Location Plan, SHT 1 of 3 Rev A and SHT 2 of 3 Rev A 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 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.
- 4 The development hereby approved shall not be commenced unless and until the following has been submitted to and approved by the Local Planning Authority:
 - Confirmation that either the existing foundations are to be utilised in order to construct the proposed first floor extension or any new foundations that are

required do not project under the adjacent adopted highway.

- In the event that new foundations are required, photographic dilapidation survey of the footway abutting the site in the event that subsequent remedial works are required following construction of the extension.
- Confirmation that a scaffolding/hoarding permit has been applied for due to the proximity of the property/extension to the adopted footway on Quarry Street.
- Construction method statement incorporating appropriate pedestrian protection measures and retention of adequate pedestrian facilities/access arrangements on Quarry Street that abuts the site.
- Facilities for the storage of construction materials on land within the applicant's control.

The measures subsequently approved shall be implemented and maintained for the duration of the works that affect the adjacent adopted highway. The material storage facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

Reason. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

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:

S1/2	S1/2 - Shopping in Other Town Centres
S2/3	S2/3 - Secondary Shopping Areas and Frontages
EC4/1	EC4/1 - Small Businesses
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
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:

Site Location Plan, SHT 1 of 3 Rev A and SHT 2 of 3 Rev A

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations in order to obtain a scaffolding/hoarding permit prior to works affecting the adopted highway commencing and regarding the specification for and implementation of any required highway works. The cost of permit and any necessary highway works/measures will be the responsibility of the developer.
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the extension under the adjacent adopted highway.

Signed:

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

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On behalf of the Council

Date of Decision: 22/11/2023