

NOTICE OF PLANNING PERMISSION

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

To:

Mr Matthew Condron
CDC Ltd
79 Ash Drive
Swinton
Manchester
M27 9RU

On Behalf Of:

Miss Perri Allington Green
1 Woodgreen Drive
Radcliffe
Manchester
M26 1BF

PART 1 - Particulars of Application

Application Number: 70057

Date of Registration: 29/09/2023

Proposal:

Change of use of existing garage at side of residential property (Class C3(a)) to hairdressing business (Class E) to include raising of roof height and replacing garage door with window and render

Location:

1 Woodgreen Drive, Radcliffe, Manchester, M26 1BF

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 permission relates to the following plans:

Drawing Ref: Planning Portal Location Plan;
Drawing Ref: Streetwise: Block Location Plan;
Drawing No. 1 :50@A3-MCE X02 - Proposed Floor Layout Plan; and,
Drawing No. 1 :50@A3-MCPR01 - Proposed Elevations

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The use hereby permitted shall be carried on only by the occupants of 1 Woodgreen Drive, Radcliffe, M26 1BF and shall be used for hairdressing only and for no other purposes, including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any equivalent Order following the revocation and re-enactment thereof (with or without modification).

Reason. In the interests of residential amenity and highway safety pursuant to UDP policies EC4/1 - Small Businesses and EN1/2 - Townscape and Built Design.

- 4 The use hereby permitted shall not be open to customers outside the following times:

09.00 to 18.00 Mondays to Fridays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to UDP Policies EC4/1 - Small Businesses and EN1/2 - Townscape and Built Design. .

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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
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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 22/11/2023