

NOTICE OF PLANNING PERMISSION

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

To:

Tony Dales
Due Diligence Matters
47 Manchester Road
Chapel en le Frith
Derbyshire
SK23 9SR

On Behalf Of:

Mr Adeel Khalid
Dixy Chicken
c/o agent

PART 1 - Particulars of Application

Application Number: 67893

Date of Registration: 09/12/2021

Proposal:

Variation of condition 5 following approval of planning application 66208- Amend existing opening hours (08:00-00:00 Monday to Sunday) to 11:00-01:00 daily

Location:

41 Blackburn Street, Radcliffe, Manchester, M26 1NR

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:-

- This decision relates to drawings - This decision relates to drawings Site - location and block plan GSS20075 dwg no. 001 rev 1; existing and proposed plans GSS20075 dwg 002 rev 2 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.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.
- The bin storage facilities indicated on previously approved plan reference GSS20075 001 shall subsequently be maintained available for use at all times.

Reason. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site, in the interests of road safety pursuant to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design and S2/6 - Food and Drink.
- The communal car parking area indicated on approved plan reference GSS20075 001 rev 1 shall be maintained at all times.

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.

- 4 The use hereby permitted shall not be open to customers outside the following times:
11.00am to 1am daily.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/3 – Secondary Shopping Areas and Frontages and S2/6 – Food and Drink of the Bury Unitary Development Plan.

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:

NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
S1/2	S1/2 - Shopping in Other Town Centres
S2/3	S2/3 - Secondary Shopping Areas and Frontages
S2/6	S2/6 - Food and Drink
H5/1	H5/1 - Area Improvement
Area RD1	Area RD1 - Blackburn Street/Dale Street/Church Street West

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:

application dated 9/12/21

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 25/02/2022