

NOTICE OF PLANNING PERMISSION

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

To:

Mr David Bitan
Debtal Architecture LTD
72 Bury New Road
Prestwich
M25 0JU

On Behalf Of:

Mrs Pine
Love Teeth
3 Kings Road
Prestwich
Manchester
M25 0LE

PART 1 - Particulars of Application**Application Number:** 65926**Date of Registration:** 07/09/2020**Proposal:**

Change of use of first floor flat to office use
(Class E (e)) ancillary to existing dental
practice on ground floor

Location:

3 Kings Road, Prestwich, Manchester, M25
0LE

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 and Block plan DA20064.001; Existing and proposed plan DA20064.002 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.

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:

NPPF National Planning Policy Framework
S1/3 S1/3 - Shopping in District Centres
EC4/1 EC4/1 - Small Businesses
EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution
HT2/4 HT2/4 - Car Parking and New Development
CF1/1 CF1/1 - Location of New Community Facilities

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 and Block plan DA20064.001; Existing and proposed plan DA20064.002

NOTES TO APPLICANT

Not Applicable

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: 28/10/2020