

NOTICE OF PLANNING PERMISSION

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

To:

Mr Allen Watson
Buttery & Watson
Berry Cottage
78 Altwood Road
Maidenhead
SL6 4PZ

On Behalf Of:

Mr Brian Minihane
William Hill Organization Ltd
St. Johns Centre
Po Box 170
Leeds
LS2 8JF

PART 1 - Particulars of Application

Application Number: 68967

Date of Registration: 14/11/2022

Proposal:

Change of use from retail (Class E(a)) to
licensed betting shop (Sui Generis)

Location:

8 Church Street West, Radcliffe, Manchester,
M26 2SQ

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 no. FINAL/EXISTING/102 - Existing Plans ; and,
Drawing no. FINAL/PROP/201 - Proposed Floor Plan

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.

- 3 The sound insulation of the party walls hereby approved shall be improved in accordance with the method outlined in the Building Research Establishment Digest 293 (or similar method), the details of which shall be submitted to and approved by the Local Planning Authority and implemented prior to the occupation of the

premises.

Reason: In the interests of the amenity of nearby residents to reduce noise, in accordance with policies S2/2 and EN7/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 Prior to occupation of the development hereby approved, the refuse storage facilities indicated on the approved plans, reference 'FINAL/PROP/201', shall be implemented and made available for use and shall thereafter remain available at all times.

Reason: - To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

- 5 The premises shall only be open for trade or business (including deliveries) between 09:00 hours and 22:00 hours Monday to Sunday.

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of policies S2/2(e) and EN7/2 of the Bury Unitary Development Plan and the National Planning Policy Framework.

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:

Area	Area RD1 - Blackburn Street/Dale Street/Church Street West
RD1	
S2	S2 - Control of New Retail and Non-Retail Development
S1/2	S1/2 - Shopping in Other Town Centres
S2/2	S2/2 - Prime Shopping Areas and Frontages
H5/1	H5/1 - Area Improvement

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:

Drawing no. FINAL/EXISTING/102 - Existing Plans ; and,
Drawing no. FINAL/PROP/201 - Proposed Floor Plan.

NOTES TO APPLICANT

- . The Council currently operates a curtilage system of refuse collection. The

applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.

. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:

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

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On behalf of the Council

Date of Decision: 11/01/2023