

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Sarah Carpenter
Planware Limited
St Andrews Castle
33 St Andrews Street South
Bury St Edmunds
IP33 3PH

On Behalf Of:

McDonald's Restaurants Limited
11-59 High Road
East Finchley
London
N2 8AW

PART 1 - Particulars of Application

Application Number: 68180

Date of Registration: 08/03/2022

Proposal:

Refurbishment of the restaurant for alterations to shop front and entrance door, reconfiguration of parking bays and kerb lines; associated works to the site.

Location:

McDonalds Ltd, Pilkington Way, Radcliffe, Manchester, M26 0SB

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 Job No 12626_AEW_0983_Location plan 0001; Existing site plan 0003; proposed site plan 004 rev A; Existing and proposed site elevations 0005 B; Proposed GA Plan 0050 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 be as detailed on proposed site elevations plan 12626_AEW_0983_0005.
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.

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
Area	Area RD3 - South of Pilkington Way
RD3	
S3/1	S3/1 - New Retail Development Opportunities Within or Adjoining Town Centres
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict

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:

Job No 12626_AEW_0983_Location plan 0001; Existing site plan 0003; proposed site plan 004 rev A; Existing and proposed site elevations 0005 B; Proposed GA Plan 0050

NOTES TO APPLICANT

- . 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 retaining wall under the adjacent adopted highway
- . The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing

Signed:



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On behalf of the Council

Date of Decision: 07/06/2022