

NOTICE OF PLANNING PERMISSION

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

To:

Mr Mike Davies
MPD Built Environment Consultants Ltd
133 Mill Lane
Newton-Le-Willows
WA12 8BT

On Behalf Of:

Mr Robert Stewart
Jungle Mayhem
Eton Hill Road
Radcliffe
Manchester
M26 2ZT

PART 1 - Particulars of Application

Application Number: 69787

Date of Registration: 11/07/2023

Proposal:

Change of use of part of ground floor of children's play centre (Use Class D2) to a managers flat (associated with Jungle Mayhem)

Location:

Jungle Mayhem, Eton Hill Road, Radcliffe, Manchester, M26 2ZT

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. PP-12166866v1: Location Plan;
Drawing no. PL04: Proposed Site Plan; and,
Drawing no. PL02 Rev. H: 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 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:

EC2/1 EC2/1 - Employment Generating Areas
EC4/1 EC4/1 - Small Businesses
EN7 EN7 - Pollution Control
EN7/2 EN7/2 - Noise Pollution
SPD14 Development Control Policy Guidance Note 14 - Employment Land and Premises
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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. PP-12166866v1: Location Plan;
Drawing no. PL04: Proposed Site Plan; and,
Drawing no. PL02 Rev. H: Proposed Floor Plan

NOTES TO APPLICANT

- . The applicant should note that a ***mm diameter combined/foul/surface water sewer passes through the proposed development. The applicant must plot the exact position of the public sewer in relation to any proposed buildings (N052).

Signed:



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On behalf of the Council

Date of Decision: 01/09/2023