

NOTICE OF PLANNING PERMISSION

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

To:

Mr Chris Wilkinson
CD Wilkinson Plans
5 Highmeadow
Outwood
M26 1YN

On Behalf Of:

Mrs Anna Morrison
4 Clifton Road
Prestwich
Manchester
M25 3HQ

PART 1 - Particulars of Application

Application Number: 68006

Date of Registration: 11/02/2022

Proposal:

Change of use of hot food takeaway (sui generis) at no. 4 and bar (sui generis) at no. 6 to create a single restaurant (Use Class E) with alterations to shop front

Location:

4-6 Clifton Road, Prestwich, Manchester, M25 3HQ

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 Location Plan dated 21/01/2022 and Existing and Proposed Plans and Elevations (Dwg No. 2399_PRE_01_Planning_Rev_D 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 bin storage facilities indicated on approved plan reference 2399_PRE_01_Planning_Rev_D shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.
Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, pursuant to Policy S2/6 of the Bury Unitary Development Plan.
- 4 The development shall be carried out in accordance with the measures/recommendations at section 6.0 of the 'Separating Floor Assessment' by

Lighthouse Acoustics dated 11/02/2022 and maintained as such thereafter.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant Policy S2/6 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:

S1/2 S1/2 - Shopping in Other Town Centres
S2/3 S2/3 - Secondary Shopping Areas and Frontages
EN1/8 EN1/8 - Shop Fronts
EN1/2 EN1/2 - Townscape and Built Design

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:

Location Plan dated 21/01/2022 and Existing and Proposed Plans and Elevations (Dwg No. 2399_PRE_01_Planning_Rev_D

NOTES TO APPLICANT

1. Advice from the Highway Authority

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

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.

Signed:



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On behalf of the Council

Date of Decision: 06/05/2022