

NOTICE OF PLANNING PERMISSION

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

To:
Mr Mehmood
I. Planning Services
2A
Cook Street
Bury
BL9 0RP

On Behalf Of:
Mr Asim
102 Victoria Street
Radcliffe
M26 3BD

PART 1 - Particulars of Application

Application Number: 68093

Date of Registration: 15/02/2022

Proposal:

Change of use from dental surgery E(e) to dwelling house C3(a), removal of roller shutters and security bars, with first floor rear extension, additional rear door for storage, new bay windows and porch to the front.

Location:

52-54 Water Street, Radcliffe, Manchester, M26 4DF

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, Block and Existing Site Plan (Dwg no. IPS/R/52-54/M264DF - SHT 1 of 7), Proposed Site Plan (Dwg no. IPS/R/52-54/M264DF C - SHT 5 of 7), Proposed Floor Plans (Dwg no. IPS/R/52-54/M264DF C - SHT 6 of 7), Proposed Elevations (Dwg no. IPS/R/52-54/M264DF D - SHT 7 of 7) 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 No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.
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.

- 4 The development hereby approved shall not be first occupied unless and until the car parking arrangements indicated on the approved plans, along with in-curtilage bin storage arrangements have been implemented and thereafter maintained available for use at all times.

Reason. To ensure adequate off-street car parking provision and bin storage arrangements, in the interests of road safety, pursuant to Bury Unitary Development Plan policy EN1/2.

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:

H1/2 H1/2 - Further Housing Development
H2/4 H2/4 - Conversions
EN1/2 EN1/2 - Townscape and Built Design
NPPF National Planning Policy Framework

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, Block and Existing Site Plan (Dwg no. IPS/R/52-54/M264DF - SHT 1 of 7), Proposed Site Plan (Dwg no. IPS/R/52-54/M264DF C - SHT 5 of 7), Proposed Floor Plans (Dwg no. IPS/R/52-54/M264DF C - SHT 6 of 7), Proposed Elevations (Dwg no. IPS/R/52-54/M264DF D - SHT 7 of 7)

NOTES TO APPLICANT

1. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system.

Signed:

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

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On behalf of the Council

Date of Decision: 31/05/2022