

NOTICE OF PLANNING PERMISSION

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

To:

Mr Sam Golding
Gold Sketch Studios Ltd
55a Bury Old Road
Prestwich
Manchester
M25 0FG

On Behalf Of:

Lewis
47 Bury Old Road
Prestwich
Manchester
M25 0FG

PART 1 - Particulars of Application

Application Number: 67840

Date of Registration: 15/12/2021

Proposal:

Change of use from retail (Class E) to hot food takeaway (Sui Generis)

Location:

47 Bury Old Road, Prestwich, Manchester, M25 0FG

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 001/1, 002 and 003/2 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 use hereby permitted shall not be open to customers outside the following times:
08.00 to 22.00 Sunday to Monday
08.00 to 00.00(midnight) Saturdays.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S2/6 Food and Drink of the Bury Unitary Development Plan.
- 4 No development shall commence unless and until a written statement from a suitably qualified person which demonstrates that the proposed system for treating, diluting and dispersing fumes and odours is in compliance with the measures set out in the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust

Systems :DEFRA 2005 (or if applicable such superseding guidance as shall prevail at the time of commencement of the development) has been submitted to and approved in writing by the Local Planning Authority;

The scheme as approved shall be implemented and maintained in accordance with the approved scheme whilst it shall serve the development.

Reason. In the interests residential amenity pursuant to UDP Policy S2/6 - Food and Drink.

- 5 The proposed extractor/flue in the rear elevation shall be finished in a grey/black powder coating (or equivalent) and maintained as such to the satisfaction of the Local Planning Authority.

Reason. In the interests of residential amenity pursuant to UDP Policy S2/6 Food and Drink.

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
EN1/2	EN1/2 - Townscape and Built Design
EN1/8	EN1/8 - Shop Fronts
EN7/2	EN7/2 - Noise Pollution
EN7/1	EN7/1 - Atmospheric Pollution
S2/6	S2/6 - Food and Drink
S1/4	S1/4 - Local Shopping Centres

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:

Drawings numbered 001/1, 002 and 003/2

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 04/02/2022