

NOTICE OF PLANNING PERMISSION

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

To:

Mr Richard Shuttleworth
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

On Behalf Of:

Mr Colin Gee
Candy Investments Ltd
75A Middleton Road
Manchester
M8 4JY

PART 1 - Particulars of Application

Application Number: 70028

Date of Registration: 20/09/2023

Proposal:

Demolition of former Wellington Pub 48
Stand Lane, 44-46 Stand Lane and 4-6 New
Street (retrospective)

Location:

44-48 Stand Lane and 4-6 New Street,
Radcliffe, Manchester, M26 1LJ

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 This decision relates to drawings numbered R-0549-20, R-0549-21, R-0549-22 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.
- 2 Within 3 months of the date of this decision, the bunds obstructing the adopted highway on New Street and Mellor Street shall be removed.
Reason. To prevent obstruction and encroachment of the adopted highway pursuant to Policy HT2 - Highway Network 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 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:

EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
EN6/3 EN6/3 - Features of Ecological Value
EN6 EN6 - Conservation of the Natural Environment
HT2 HT2 - Highway Network
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
Area Area RD1 - Blackburn Street/Dale Street/Church Street West
RD1
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:

R-0549-20
R-0549-21
R-0549-22

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 20/12/2023