

# NOTICE OF PLANNING PERMISSION

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

**To:**

Mr John Hodkinson  
20 Westgate Avenue  
Ramsbottom  
Bury  
BL0 9SS

**On Behalf Of:**

Mr Courtney Crooks  
Trojan Locksmiths  
9 Deansgate  
Radcliffe  
Manchester  
M26 2SH

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### PART 1 - Particulars of Application

**Application Number:** 70183

**Date of Registration:** 30/10/2023

**Proposal:**

Change of use of first floor from office to 1 no. self-contained flat with installation of external staircase and new access door at rear

**Location:**

9 Deansgate, Radcliffe, Manchester, M26 2SH

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### 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. 23/747/01: Location and Existing Plans;  
Drawing no. 23/747/02: Proposed Plans;  
Drawing no. 23/747/03B: Elevations; and  
Drawing ref: Site Plan (1:500) Revised 30/11/2023

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.

- 3 The bin storage facilities and access arrangements to it indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing 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.

**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:**

|          |                                                            |
|----------|------------------------------------------------------------|
| S1/2     | S1/2 - Shopping in Other Town Centres                      |
| S2/2     | S2/2 - Prime Shopping Areas and Frontages                  |
| Area RD1 | Area RD1 - Blackburn Street/Dale Street/Church Street West |
| H1/2     | H1/2 - Further Housing Development                         |
| H2/1     | H2/1 - The Form of New Residential Development             |
| H2/2     | H2/2 - The Layout of New Residential Development           |
| EN1/2    | EN1/2 - Townscape and Built Design                         |
| HT2/4    | HT2/4 - Car Parking and New Development                    |
| 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:**

**NOTES TO APPLICANT**

- . 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 operate a curtilage system of refuse collection. The applicant is advised to liaise with 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:** 20/12/2023