

NOTICE OF PLANNING PERMISSION

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

To:

Mr Allen Watson
Buttery & Watson
Berry Cottage
78 Altwood Road
Maidenhead
SL6 4PZ

On Behalf Of:

Mr Brian Minihane
William Hill Organization Ltd
St. Johns Centre
Po Box 170
Leeds
LS2 8JF

PART 1 - Particulars of Application

Application Number: 68968

Date of Registration: 14/11/2022

Proposal:

Installation of a new shopfront, satellite dish
and air conditioning units to rear elevavation

Location:

8 Church Street West, Radcliffe, Manchester,
M26 2SQ

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. FINAL/PROP/202: Proposed Front Elevation; and,
Drawing no. FINAL/AC/502: Proposed A/C, SIS Details

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.

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. A Noise Impact Assessment was incorporated into the scheme and the mitigation recommended has 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:

EN1/8 EN1/8 - Shop Fronts
EN1/1 EN1/1 - Visual Amenity
EN7/2 EN7/2 - Noise Pollution

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:

Drawing no. FINAL/PROP/202: Proposed Front Elevation; and,

Drawing no. FINAL/AC/502: Proposed A/C, SIS Details

NOTES TO APPLICANT

1. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 (as amended) which prohibits the opening of doors, gates or bars outwards onto the adopted highway.
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations that may be required for the new shopfront under the adjacent adopted highway.

Signed:



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On behalf of the Council

Date of Decision: 17/02/2023