

NOTICE OF PLANNING PERMISSION

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

To:

Sarah Wood
The Cellar Door Wine Bars Ltd
Alkrington Hall East
Alkrington Hall Road North
Manchester
Lancashire
M24 1WD

PART 1 - Particulars of Application

Application Number: 71783

Date of Registration: 17/04/2025

Proposal:

Change of use from shop (Class E(a)) to wine shop/bar (Sui Generis); External alterations to front elevation to include repositioning of front entrance door and new access door to existing first floor balcony

Location:

427 Bury New Road, Prestwich, Manchester, M25 1AF

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 plan 27-mar-2025
Existing plans DN0001 rev P2 Sheet 1
Proposed bin storage red edge plan received 30/4/25
Proposed concept plan DN0003 rev P1 sheet 1
Existing and proposed front elevation DN0001 Revision P1 Sheet 1

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 and Places for Everyone Joint Development Plan listed.

- 3 The bin storage facilities indicated on the approved plans shall be made available

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, in the interests of highway safety pursuant to Policies EN1/2 and JP-C8.

- 4 The use hereby permitted shall not be open to customers outside the following times:
Midday to 11pm daily

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2, S2/3 and S2/6 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 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:

Area	Area PR1 - The Longfield Centre/Bury New Road
PR1	
S1/2	S1/2 - Shopping in Other Town Centres
S2/3	S2/3 - Secondary Shopping Areas and Frontages
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
S2/6	S2/6 - Food and Drink

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 plan 27-mar-2025

Existing plans DN0001 rev P2 Sheet 1

Proposed bin storage red edge plan received 30/4/25

Proposed concept plan DN0003 rev P1 sheet 1

Existing and proposed front elevation DN0001 Revision P1 Sheet 1

NOTES TO APPLICANT

. Design for security advisory

- Highly recommend that any new ground and first floor windows, doors or shutters are security-certified to Secured by Design (SBD) compliant standards and any new glazing is laminated.
- Please see <https://www.securedbydesign.com/member-companies/accredited-product-search> or contact this unit for further advice. The existing ground floor sheltered recessed area should continue to be shuttered out-of-hours to prevent it from

fostering nuisance/anti-social behaviour issues.

- All back-of-house/staff only areas must be adequately secured to prevent unauthorised access. Secure cash handling and storage procedures should also be in place.

Signed:

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

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On behalf of the Council

Date of Decision: 10/06/2025