

NOTICE OF PLANNING PERMISSION

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

To:

D Riley
Cube Architecture and Design
Commercial House Clarence Avenue
Trafford Park
Manchester
M17 1QS

On Behalf Of:

Mr Sharpe

c/o Agen

PART 1 - Particulars of Application

Application Number: 72653

Date of Registration: 22/12/2025

Proposal:

Formation of an external seating area with associated wind barriers and retractable awning together with alterations to the existing shop front including new entrance door and shop front glazing; flat to be self-contained

Location:

369 Brandlesholme Road, Bury, BL8 1HS

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 AS906-01
Revised existing and proposed site block plan AS906-02 rev A
Revised existing and proposed floor plans and elevations AS906-03 rev B

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 use hereby permitted shall not be open to customers outside the following times:
08.00 to 22.00 daily.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2, S2/6, EN7/2 and EC4/1.

- 4 Notwithstanding the details indicated on approved plan reference AS906-02 Revision A, the development hereby approved shall not be occupied/first used unless and until a scheme of white lining and associated alterations to the existing on-carriageway lay-by, incorporating the provision of an access protection marking, have been submitted to/agreed with the Highway Authority. The details subsequently approved shall be implemented prior to the external seating area hereby approved being brought into use/first occupied.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to policies EN1/2, EC4/1, JP-C5 and JP-C8.

- 5 The external seating area and associated wind barriers indicated on approved plan reference AS906-02 Revision A shall be maintained in the position shown relative to the adopted highway.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway pursuant to policies JP-C5, JP-C6 and JP-C8.

- 6 The development hereby approved shall be carried out in accordance with the materials detailed on the approved plans.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

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
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN1/8	EN1/8 - Shop Fronts
EN7/2	EN7/2 - Noise Pollution
S1/5	S1/5 - Neighbourhood Centres and Local Shops
HT2/4	HT2/4 - Car Parking and New Development
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-P1	Sustainable Places
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
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 AS906-01

Revised existing and proposed site block plan AS906-02 rev A

Revised existing and proposed floor plans and elevations AS906-03 rev B

NOTES TO APPLICANT

- . The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of the required white lining works. The cost of the works will be the responsibility of the applicant.

Signed:



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On behalf of the Council

Date of Decision: 22/04/2026