

NOTICE OF PLANNING PERMISSION

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

To:

Cunniff
RPC Architectural Design Ltd.
165 Devonshire Road
Heaton
Bolton
BL1 5LD

On Behalf Of:

Mr and Mrs Everett
6 Rectory Avenue
Bury
Prestwich
M25 1DE

PART 1 - Particulars of Application

Application Number: 68113

Date of Registration: 21/02/2022

Proposal:

Change of use from residential (Use Class C3) to a mixed residential (C3) and dog grooming (Sui Generis), including erection of outbuilding to accommodate the dog grooming facility

Location:

6 Rectory Avenue, Prestwich, Manchester, M25 1DE

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:-

- 2 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.
- 3 This decision relates to drawings - Location Plan (Dwg No. 191017/04) and Proposed Plan and Elevations (191017/01) 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.
- 4 The use hereby permitted shall be carried on only by the applicant, Malgorzata Everett, the occupant at 6 Rectory Avenue, Prestwich, Manchester, M25 1DE.
Reason. The proposed use is not in accord with the character of the area and permission has only been granted given the particular circumstances of the applicant pursuant to policies of the Unitary Development Plan listed below.
- 5 The approved dog grooming business shall not operate outside the hours of :
09:00 to 18:00 Monday to Friday;

09:00 to 15:00 Saturday and Sunday

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC4/1 – Small Businesses and H3/1 – Assessing Non-Conforming Uses of the Bury Unitary Development Plan.

- 6 There shall be no more than 1 dog to be groomed on site at any one time.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation and pursuant to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, H3/1 - Assessing Non-Conforming Uses and EN7/2 - Noise Pollution.
- 7 The building hereby approved shall be constructed with soundproof insulating panels and double glazed openings.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation and pursuant to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, H3/1 - Assessing Non-Conforming Uses and EN7/2 - Noise Pollution.

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:

NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
H3/1	H3/1 - Assessing Non-Conforming Uses
HT2/4	HT2/4 - Car Parking and New Development

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 (Dwg No. 191017/04) and Proposed Plan and Elevations (191017/01)

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 06/05/2022