

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jin Il Kim
ArchiTech
3 Hampden
Broadhead Strand
Colindale
London
NW9 5QA

On Behalf Of:

Mr AA Khan
51 Walmersley Road
Bury
BL9 5AE

PART 1 - Particulars of Application

Application Number: 70623

Date of Registration: 05/04/2024

Proposal:

Change of use of ground floor from hot food takeaway (Sui Generis) to form additional residential accommodation to existing flat (Use Class C3) and office (Use Class E).

Location:

51 Walmersley Road, Bury, BL9 5AE

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 (Dwg No. PP-12917645v1)
Existing and Proposed Site Plans (Dwg No. WR 104)
Existing and Proposed Floor Plans (Dwg No. WR 102A)
Existing and Proposed Elevations (Dwg No. WR 103A)
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.

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:

JP-C6 Walking and Cycling
JP-C2 Digital Connectivity
JP-H3 Type, Size and Design of New Housing
S1/4 S1/4 - Local Shopping Centres
EN1/2 EN1/2 - Townscape and Built Design
EC5/3 EC5/3 - Other Office Locations

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. PP-12917645v1)
Existing and Proposed Site Plans (Dwg No. WR 104)
Existing and Proposed Floor Plans (Dwg No. WR 102A)
Existing and Proposed Elevations (Dwg No. WR 103A)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 30/05/2024