

NOTICE OF PLANNING PERMISSION

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

To:

Daniel Rostron
Ryder Architecture
First Floor
Blackfriars House
St Marys Parsonage
Manchester
M3 2JA

On Behalf Of:

Sarah Porru
Bury Council
Business Growth & Infrastructure
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

PART 1 - Particulars of Application

Application Number: 70578

Date of Registration: 24/04/2024

Proposal:

Change of use of existing library (Use Class F1) to Enterprise Centre (offices/workspace) (Use Class E(g)(i)) by internally remodelling the building

Location:

Radcliffe Public Library, Stand Lane,
Radcliffe, Manchester, M26 1WR

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
Existing Site Plan (Dwg No. REC-RYD-ZZ-00-DR-A-0400 P4)
Proposed Site Plan (Dwg No. REC-RYD-ZZ-00-DR-A-0406 P4)
Proposed GA Plans (REC-RYD-ZZ-01-DR-A-3005 P3)
Proposed GA Elevations (REC-RYD-00-ZZ-DR-A-3601 P3)
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.
- 3 The external materials used in the construction of the development hereby approved shall be as detailed in the submitted details.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 of Bury Unitary Development Plan and Policy JP-P1 of the Places for Everyone Joint Development Plan Document.

- 4 The car parking indicated on the approved plans shall be surfaced, demarcated and made available for parking prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 5 The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.
Reason. As full details have not been submitted and to secure satisfactory cycle facilities on site pursuant to Bury Unitary Development policy HT6/1 and Places for Everyone Joint Development Plan Document policy JP-C6.

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:

CF1/1	CF1/1 - Location of New Community Facilities
EC5/2	EC5/2 - Other Centres and Preferred Office Locations
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-S2	Carbon and Energy
JP-J3	Office Development
JP-S5	Clean Air
JP-P1	Sustainable Places
JP-P2	Heritage
JP-C2	Digital Connectivity
JP-C6	Walking and Cycling
NPPF	National Planning Policy Framework

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:

Existing Site Plan (Dwg No. REC-RYD-ZZ-00-DR-A-0400 P4)
Proposed Site Plan (Dwg No. REC-RYD-ZZ-00-DR-A-0406 P4)
Proposed GA Plans (REC-RYD-ZZ-01-DR-A-3005 P3)
Proposed GA Elevations (REC-RYD-00-ZZ-DR-A-3601 P3)

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "J. H. H.", is written over a dotted line.

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On behalf of the Council

Date of Decision: 10/07/2024