

NOTICE OF PLANNING PERMISSION

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

To:

Mr Adam Greenwood
Rawkies Ltd
21 Blantyre Street
Winton
Manchester
M308HY

PART 1 - Particulars of Application

Application Number: 68757

Date of Registration: 06/09/2022

Proposal:

Change of use from education centre (Class F1) to licensed dessert café/restaurant (Class Eb)

Location:

8 The Rock, Bury, BL9 0NT

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 dated 16/11/2022
Site Plan - Waste Management dated 15/11/2022
Proposed Lower/Ground Floor Plans dated 08/08/2022
Proposed Ground Floor Plan dated 08/08/2022
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 communal 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, pursuant to Policy EN1/2 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 BY3 - Bolton Street/Market Place
BY3	
S1/1	S1/1 - Shopping in Bury Town Centre
S2/3	S2/3 - Secondary Shopping Areas and Frontages
EN2/2	EN2/2 - Conservation Area Control
EN2/1	EN2/1 - Character of Conservation Areas
S2/6	S2/6 - Food and Drink
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:

Location Plan dated 16/11/2022
Site Plan - Waste Management dated 15/11/2022
Proposed Lower/Ground Floor Plans dated 08/08/2022
Proposed Ground Floor Plan dated 08/08/2022

NOTES TO APPLICANT

1. The Council currently operates a curtilage system of refuse collection. The developer is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.

The adopted highway should not be used for the storage of bins.

Signed:



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On behalf of the Council

Date of Decision: 28/11/2022