

NOTICE OF PLANNING PERMISSION

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

To:

Mr Mike Court
MTC Designs
31 Exford Drive
Bolton
BL2 6TB

On Behalf Of:

Mr Mike Palmer
227 Ainsworth Road
Radcliffe
Manchester
M26 4EE

PART 1 - Particulars of Application

Application Number: 69852

Date of Registration: 16/08/2023

Proposal:

Change of use from shop (Class E) to residential dwelling (Class C3); Replacement of existing shop front with front door and window

Location:

227 Ainsworth Road, Radcliffe, Manchester, M26 4EE

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 permission relates to the following plans:

Location Plan;
Block Plan; and,
Drawing no. P02A: Proposed Site, Floor Plans and Elevations,

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 Unless alternative details have first been submitted to and approved in writing by the

Local Planning Authority, the external finishing materials for the proposal hereby approved shall match those of the existing building and the front ground floor window shall be fitted with a stone head and cill.

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

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:

H1/2 H1/2 - Further Housing Development
H2/4 H2/4 - Conversions
EN1/2 EN1/2 - Townscape and Built Design
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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 09/10/2023