

NOTICE OF PLANNING PERMISSION

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

To:

Tanveer Mohammed
46A Greenpark Road
Manchester
M22 4DR

On Behalf Of:

Mr E Gjergji
281 Bury Old Road
Prestwich
Manchester
M25 1JA

PART 1 - Particulars of Application**Application Number:** 65650**Date of Registration:** 03/09/2020**Proposal:**

Change of from public house (Class A4) to
restaurant (Class A3)

Location:

281 Bury Old Road, Prestwich, Manchester,
M25 1JA

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 numbered - Site location plan 088-00; Site block plan 008-06; Refuse plan 008-05; Proposed ground floor plan 008-03 rev A; Proposed front elevation and side elevation 008-07; Proposed rear elevation and section/elevation 008-04; Elevation 1 10808/001/1 Rev 0; Elevation 2 10808/001/2 Rev 0 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 bin storage facilities indicated on the approved plans shall be provided before the use hereby approved commences and shall subsequently be maintained at all times.
Reason. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site, in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, S2/6 - Food and Drink and HT2/4 - Car Parking and New Development.
- 4 The use hereby permitted shall not be open to customers outside the following times:

Monday to Friday - 5pm to 11pm

Saturdays 3pm to 11pm

Sunday/Bank Holidays - Midday to 9pm.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2 - Townscape and Built Design and S2/6 – Food and Drink 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 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
EN1/2	EN1/2 - Townscape and Built Design
EN7/1	EN7/1 - Atmospheric Pollution
EN7/2	EN7/2 - Noise Pollution
S2/6	S2/6 - Food and Drink
HT2/4	HT2/4 - Car Parking and New Development
EC4/1	EC4/1 - Small Businesses
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Site location plan 088-00; Site block plan 008-06; Refuse plan 008-05; Proposed ground floor plan 008-03 rev A; Proposed front elevation and side elevation 008-07; Proposed rear elevation and section/elevation 008-04; Elevation 1 10808/001/1 Rev 0; Elevation 2 10808/001/2 Rev 0

NOTES TO APPLICANT

- . This planning permission / approval does not imply approval for any advertising matter in the development. This could require separate approval under the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.
- . The applicant is advised that a planning application will be required for a new external extraction system/flue for the treatment of fumes and odours.
- . The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 7010, regarding the operation of this system and that bins should be returned to bin store on collection day as soon as possible once emptied.

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan".

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On behalf of the Council

Date of Decision: 11/11/2020