

NOTICE OF PLANNING PERMISSION

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

To:

Mr Philip Marsden
Savills (UK) Limited
33 Margaret Street
London
W1G 0JD

On Behalf Of:

Companion Care (Services) Limited
C/O Agent

PART 1 - Particulars of Application

Application Number: 59355

Date of Registration: 20/10/2015

Proposal:

Installation of mezzanine floor to be used as retail/pet care, treatment and grooming facility, gas bottle store and alteration to existing roller shutter door

Location:

474-504 Bury New Road, Prestwich,
Manchester, M25 1AD

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 5806/04A, 10/C and 13 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 Paragraphs 186-187 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

S1/2 S1/2 - Shopping in Other Town Centres
S2 S2 - Control of New Retail and Non-Retail Development
S2/4 S2/4 - Control of Non-Retail Uses in All Other Areas
HT2/4 HT2/4 - Car Parking and New Development
EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution

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:

Drawings numbered 5806/04A, 10/C and 13

NOTES TO APPLICANT

1. For clarification, this application does not relate to the siting of any air conditioning units on the property.

Signed:

 2 of 2

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On behalf of the Council

Date of Decision: 21/01/2016