

PLANNING PERMISSION

Town and Country Planning Act 1990

Applicant:

RH & RS Public House Limited
50 The Victoria Haigh Road Aspull Wigan WN2 1YA

Agent:

RH & RS Public House Limited
50 The Victoria Haigh Road Aspull Wigan WN2 1YA

Application Number	Date Received
15/00775/FUL	3 August 2015

The Development:

Change of use from retail unit (Use Class A1) to micro pub (Use Class A4)

Location:

Grocers on The Green 267B The Green Eccleston Chorley PR7 5TF

Chorley Borough Council (the Local Planning Authority) gives notice of its decision to grant **Planning Permission** for the development, subject to the following conditions -

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of this permission.

Reason: To define the permission and in the interests of the proper development of the site.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received Date
Site Plan (location Plan)	2939-11-05A	26 th October 2015
Ground Floor Plan	2939-11-10 A	26 th October 2015

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. No area for outside drinking or seating shall be created at the premises and no chairs and/or tables shall be placed outside.

Reason: To minimise the risk of disturbance to properties in the area and to maintain parking areas at the premises.

5. The use hereby permitted shall be restricted to the following hours:

- Between 4pm and 11pm Monday to Thursday inclusive
- Between 4pm and 12am (midnight) on Friday
- Between 12pm (noon) and 12am (midnight) on Saturday
- Between 12pm (noon) and 11pm on Sunday
- Between 12pm (noon) and 12am (midnight) on the three Sundays of the year prior to the two bank holidays in May and the one bank holiday in August
- Between 12pm (noon) and 1am the following morning on Christmas Eve and New Year's Eve.

Reason: To safeguard the amenities of local residents.

Please Note: 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 Paragraphs 186-187 of the NPPF.

This decision has been made having regard to the policies of the Development Plan which comprises the Regional Strategy and the Central Lancashire Core Strategy and all other relevant planning policy and guidance including National Policy (the Framework), emerging planning policies of the Central Lancashire LDF, the saved policies of the Adopted Chorley Borough Council Local Plan Review (2003), the Sustainable Resources Development Plan Document (2008), supplementary planning guidance and supplementary planning documents and Corporate document of the Council.

Signed:

Date: 5 November 2015

Chief Planning Officer, Chorley Council

Please read the notes attached to this notice with great care. They will help you to understand this decision, your rights and other things you may have to do