

NOTICE OF PLANNING PERMISSION

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

To:

Mr Gilluley
Stephen D Buxton & Associates
31 green Courts
Green Walk
Bowdon
Altrincham, Greater Manchester
WA14 2SR

On Behalf Of:

Gilluley
Premier Textiles Limited
Green Lane
Green Lane Industrial Estate
Stockport
SK4 2JR

PART 1 - Particulars of Application

Application Number: 67738

Date of Registration: 01/11/2021

Proposal:

Formation of 4 no. openings to facilitate the installation of 3 no. windows at first floor level and 1 no. window at ground floor level.

Location:

3-D, Unit D3, Chamberhall Business Park,
Harvard Road, Bury, BL9 0ES

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 4321 01; Block plan 4321 02; E12866 - 12866-1-010-01; E12866 - 12866-010-02; E12866 - 12866-010-03; E12866 - 12866-010-04 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 external finishing materials for the proposal hereby approved shall comprise aluminium window frames Anthracite grey RAL 7016 and thereafter maintained.
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:

NPPF National Planning Policy Framework
EC1 EC1 - Employment Land Provision
EC1/2 Land Suitable for Business (B1) and Office Use
EC1/3 Land Suitable for Business (B1), Office and Hotel/Conference Facility Uses
EC6 EC6 -New Business, Industrial and Commercial Development
EN1/2 EN1/2 - Townscape and Built Design
EN1/3 EN1/3 - Landscaping Provision
EN1/5 EN1/5 - Crime Prevention
EN1/7 EN1/7 - Throughroutes and Gateways

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 4321 01; Block plan 4321 02; E12866 - 12866-1-010-01; E12866 - 12866-010-02; E12866 - 12866-010-03; E12866 - 12866-010-04

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 09/12/2021