

NOTICE OF PLANNING PERMISSION

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

To:

Miss Yvette Black
JLL
Landmark
One Oxford Street
Manchester
M1 4PB

On Behalf Of:

Abrdn Plc
1 George Street
Edinburgh
EH2 2LL

PART 1 - Particulars of Application

Application Number: 69558

Date of Registration: 03/05/2023

Proposal:

Replacement of roof and external works

Location:

Unit 2, Park Seventeen, Whitefield,
Manchester, M45 8FJ

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 Subject to the requirements of the subsequent conditions, the development hereby permitted shall be carried out in accordance with the following approved drawings and documents:
Drawings
Location Plan (Dwg No. 533-020 Rev.A)
Block Plan (Dwg No. 533-021)
Plans as Proposed (Dwg No. 533-060 Rev.A)
Roof Plan as Proposed (Dwg No. 533-061 Rev.A)
Sections & Elevation as Proposed (Dwg No. 533-062 Rev.A)

Supporting Documents
Air Source Heat Pump - Ecodan R32 Monobloc 9PUZ-WM60VAA(-BS)
Hoval RoofVent Unit details/specs (Ref. 4 218 023-en-01)
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 be as

detailed within the approved application particulars.

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:

EC2 EC2 - Existing Industrial Areas and Premises
EC2/1 EC2/1 - Employment Generating Areas
EN1 EN1 - Built Environment
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

Location Plan (Dwg No. 533-020 Rev.A)
Block Plan (Dwg No. 533-021)
Plans as Proposed (Dwg No. 533-060 Rev.A)
Roof Plan as Proposed (Dwg No. 533-061 Rev.A)
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NOTES TO APPLICANT

1. The applicant's attention is drawn to the fact that whilst it appears unlikely that bats are roosting within the buildings as with all refurbishment of buildings if a bat is found works should stop immediately and Natural England and a professional ecologist consulted.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

3 of 3

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On behalf of the Council

Date of Decision: 23/06/2023