

NOTICE OF PLANNING PERMISSION

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

To:

HOLT
John Holt Architects Ltd
3 Manchester Road
3 Manchester Road
Bury
BL9 0DR

On Behalf Of:

Mr Chester
Bury Sports Club
Radcliffe Road
Bury
BL9 9JX

PART 1 - Particulars of Application

Application Number: 67649

Date of Registration: 23/11/2021

Proposal:

Construction of single storey extension to main clubhouse and external balcony

Location:

Bury Sports Club, Radcliffe Road, Bury, BL9 9JX

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 - 21.609.CE.SLP Site location plan; 21.609.CE.SBP Site block plan; 21.609.02B Existing floor plans and front elevation; 21-609-05A Proposed floor plans and elevation ; 21.609.05A revised plan dated 7.02.22 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 car parking indicated on approved plan reference 21.609.05 Revision A shall be made available for use to the written satisfaction of the Local Planning Authority prior to the extension hereby approved being brought into use and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
- 4 The turning facilities and delivery access route indicated on approved plan reference

21.609.05 Revision A shall be provided before the development hereby approved is brought into use and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, CF1/1 - Location of New Community Facilities and HT6/2 - Pedestrian/Vehicular Conflict.

- 5 The external finishing materials for the proposal hereby approved shall be implemented in accordance with the details on approved plan drawing proposed floor plans and elevations 21-609-05A.

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 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 Paragraph 38 of the National Planning Policy Framework.

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

EN1/2	EN1/2 - Townscape and Built Design
EN1/3	EN1/3 - Landscaping Provision
EN7	EN7 - Pollution Control
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
RT1/2	RT1/2 - Improvement of Recreation Facilities
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
CF1/1	CF1/1 - Location of New Community Facilities
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF	National Planning Policy Framework
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict

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:

21.609.CE.SLP Site location plan; 21.609.CE.SBP Site block plan; 21.609.02B Existing floor plans and front elevation; 21-609-05A Proposed floor plans and elevation ; 21.609.05A revised plan dated 7.02.22

NOTES TO APPLICANT

- . This recommendation relates to the revised plans received by this Section on 07 February 2022.

Signed:

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

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On behalf of the Council

Date of Decision: 21/02/2022