

NOTICE OF LISTED BUILDING CONSENT

Planning (Listed Buildings and Conservation Areas) Act 1990 Planning (Listed Buildings and Conservation Areas) Regulations 1992

To:

Mr Gary Dearden
PPY design Ltd
2 Helmshore Road
Holcombe Village
Bury
BL8 4PA

On Behalf Of:

Mr P Miah
Mala Cuisine Limited
18-20 Holcombe Village
Bury
BL8 4LZ

PART 1 - Particulars of Application

Application Number: 70788

Date of Registration: 09/08/2024

Proposal:

Listed building consent for change of use from light industrial to restaurant (Use Class E) to include a mezzanine floor, 2 no. extractor fans; replacement and refurbishment of windows and doors; reduce height of part retaining wall and erection of bin store with associated car parking

Location:

The Engine Shed, Rowlands Road, Summerseat, Bury, BL9 5QY

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 This decision relates to drawings numbered PM10-00, PM10-01A, PM10-02A, PM10-03, PM10-04A, PM10-05, PM20-06B, PM10-07B, PM10-08, PM10-09A, PM10-10B 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 and Places for Everyone Joint Development Plan listed.
- 2 A plan indicating the full extent of the proposed setts, including details/samples of the setts and the materials for the hardstanding areas, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before further development is commenced. All existing setts shall be retained in their original position.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policies EN1/2 - Townscape and Built Design, EN2/1 Character of Conservation Areas EN2/2 - Conservation Area Control and EN2/3- Listed Buildings 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
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
EN2/3 EN2/3 - Listed Buildings
JP-P2 Heritage
JP-P1 Sustainable Places
NPPF National Planning Policy Framework

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:

PM10-00, PM10-01A, PM10-02A, PM10-03, PM10-04A, PM10-05, PM20-06B, PM10-07B, PM10-08, PM10-09A, PM10-10B

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 04/10/2024