

NOTICE OF PLANNING PERMISSION

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

To:

Mr A Khan
c/o Car Sales Club Ltd
Former Bury Fc Ticket & Retail Sales Unit
Gigg Lane
Bury
Lancashire
BL9 9HU

PART 1 - Particulars of Application

Application Number: 70602

Date of Registration: 15/04/2024

Proposal:

Temporary change of use (for 5 years) of former ticket sales office to web-based car sales office (Sui Generis) with associated car parking and 2m high open mesh fence

Location:

Former Bury FC Ticket & Retail Sales Unit, Gigg Lane, Bury, BL9 9HU

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
Location Plan dated 15/03/2024
Site Location Plan (Dwg No. S1-XX-DR-A-0801)
Proposed Block Plan (Dwg No. S1-XX-DR-A-810)
Site Plan as Proposed with Site Lines and Vehicle Tracking (Dwg No. S1-XX-DR-A-0814 B)
Proposed elevations (dwg no. S1-XX-DR-A-0813)
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 The permission hereby granted is for a limited period only, namely for a period

expiring 5 years from the date of this decision notice, and the use comprising the development for which permission is hereby granted is required to cease.

Reason. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to the principles of the National Planning Policy Framework and Bury Unitary Development Plans listed.

- 3 Notwithstanding the details indicated on the approved plans, within 3 months of the date of this permission, the following shall be submitted to and agreed with the Local Planning Authority:

1. Reinstatement of the redundant vehicular access onto Gigg Lane to adjacent footway levels to a specification to be agreed with the Highway Authority and incorporating the demarcation of the limits of the adopted highway.
2. Delivery Management Plan confirming the location of all off-site vehicle preparation facilities and vehicle delivery arrangements made by individual members of staff rather than commercial vehicles that cannot be accommodated within the curtilage of the application site, as stated in the supporting information.
3. Relocation of the open mesh fence erected adjacent to the adopted highway clear of the visibility splays shown at the junctions of the shared site access and Berkshire Court with Gigg Lane and clear of adequate visibility splays at the back edge of the footway at both junctions, incorporating any remedial works on the adopted highway and at the back edge of the footway required as a result of the relocation of the fence.

The details and Delivery Management Plan subsequently approved shall be implemented in accordance with the approved details within 2 months.

Reason. To ensure good highway design and to maintain the integrity of the adopted highway, ensure the intervisibility of the users of the adjacent junctions onto the highway, minimise the potential for the adopted highways adjacent to the site be obstructed by delivery vehicles and in the interests of highway safety, pursuant to Bury Unitary Development Plan Policies EN1/2 and HT6/1.

- 4 Subject to the provisions of Condition 3, the turning facilities within the curtilage of the 'Forecourt Area' indicated on the approved plans shall be provided within 6 months of the date of this permission and the areas used for the manoeuvring of vehicles 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 and HT6/1.
- 5 Subject to the provisions of Condition 2, the car parking indicated on the approved plans shall be surfaced, demarcated and made available for use within 6 months of the date of this permission and thereafter maintained 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 and HT6/1.

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:

EC4/1 EC4/1 - Small Businesses
EC6/1 EC6/1 - New Business, Industrial and Commercial Development
EN1/2 EN1/2 - Townscape and Built Design
EN1/5 EN1/5 - Crime Prevention
EN7/2 EN7/2 - Noise Pollution
RT1/1 RT1/1 - Protection of Recreation Provision in the Urban Area
S4/4 S4/4 - Car Showrooms, Car Sales Areas and Petrol Filling Stations
HT2/4 HT2/4 - Car Parking and New Development
HT6/1 HT6/1 - Pedestrian and Cyclist Movement
JP-S2 Carbon and Energy
JP-P1 Sustainable Places
JP-C2 Digital Connectivity

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 dated 15/03/2024

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Proposed Block Plan (Dwg No. S1-XX-DR-A-810)

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Proposed elevations (dwg no. S1-XX-DR-A-0813)

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Resources and Regulation regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer.

Signed:



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On behalf of the Council

Date of Decision: 04/10/2024