



SB1-let-04

4th April 2025

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury,
BL9 0EJ

Dear Sir,

Application for Approval of Details Reserved by Condition :
62 Bridge Street, Ramsbottom, BL0 9AG.
Variation of condition 6 (opening times) on planning permission 65723 – new opening times
of 14.00 to 00.30 – Sunday to Thursday and 14.00 to 01.00 Fridays and Saturdays.

Approval for the above was granted on 20th March 2025 reference 71591, on behalf of Mr Saad Bashir, who is now running the shop.

It is noted that Conditions 1, 2, 5 and 8 are instructions which shall be adhered to.

Conditions 3, 4, 6 and 7 are to be discharged to the timescales noted on the approval document.

Our application has been submitted using the Planning Portal, their reference PP13919427 to discharge the following Conditions which are required by the dates specified:

Condition 3 Soundproofing:

We are required to submit a scheme to soundproof the party walls, within 1 month of this approval.

i.e by 19th April 2025.

Written at the time of the pandemic:

“Last used as a café named ‘Tea Atelier,’ with neighbouring businesses ‘Manning’s Bakers’ and ‘Little Goody New Shoes,’ the party walls between businesses each side has historically been of robust masonry construction.

When the proprietors of ‘Tea Atelier’ vacated the premises, internal fittings were stripped out leaving areas of loose plaster over the solid brick party walls.

All wall plaster was removed to expose the condition of the wall.

All open mortar joints have been repointed and the whole surface over-boarded using two layers of plasterboard and skim, to receive a wall tiled finish.

Soundproofing between the ground floor and the first floor has been found to be already in position, comprising a plasterboard ceiling with acoustic insulation.

This construction has been carried through, following removal of the central staircase to open up the ground level as shop floor.

These works have been carried out immediately following receipt of planning consent, at the applicant's risk, in order to open for business following the current lock-down."

Following a visit at the end of last week, it was noted that all internal shop walls are clad using stainless steel for hygiene reasons, and all of the shop rear has been covered using white ceramic tiles.

In order to provide you with a scheme for sound proofing, a section of wall will need to be removed to verify the actions stated by the previous owners have indeed been carried out.

Once this has been done, the extent of additional works if required shall be submitted for written approval along with an agreed timetable.

Condition 4 Stair Treads;

This condition required two items to be completed prior to the approval being valid.

a). external staircase shall be fitted with timber treads in order to reduce any noise. This can be carried out straight way to comply with this condition.

b). the approved staircase shall be covered by a black canopy in accord with the details on approved plan PM7-02B. See Condition 7 below.

Condition 6 Flue Details;

Routing of the extract flue through the first floor, emerging through the roof covering, has all been installed by a member of the Heating and Ventilation Contractor's Association (HVAC), and all details will be uncovered by the current owner, who will confirm the specifications.

Details will be provided of the system as-fitted at the time of the pandemic, when confirmation of its suitability will be subject to Local Authority approval, with any additional works that may be required to be specified.

Condition 7 Rear Canopy;

Since the approval of drawing PM7-02B, an application was submitted to retain the refrigeration plant (your reference 67876), which indicated the external staircase, as-built, with our proposal to add a pitched slate roof above the plant.

Refer to approved drawing PM7 02D which indicates the as-built staircase and refrigerator units with slate roof covering.

Also drawing PM7-02E was prepared, with our proposal for the addition of a canopy above the external stair which is in a different configuration to that shown on drawing PM7-02B.

We would appreciate your comments with regard to this proposal in order to discharge condition 7.

Should you require anything further, please do not hesitate to contact the writer.

Yours sincerely,

Gary Dearden

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