

NOTICE OF PLANNING PERMISSION

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

To:

Mr Smallwood
3D.G design Ltd
13 Leyland House
Lancashire Business Park
Centurian Way
Leyland
PR26 6TY

On Behalf Of:

Mr Hackett
Gorgemead Limited
Lynstock House
Lynstock Way
Lostock
Bolton
BL6 4SA

PART 1 - Particulars of Application

Application Number: 68280

Date of Registration: 31/03/2022

Proposal:

Change of use of first floor vacant retail unit to form 1 No. apartment and subdivision of remainder of 1st floor and 2nd floor to form 2 No apartments (Total of 3 No. apartments);
External alterations

Location:

7 Market Place, Ramsbottom, Bury, BL0 9AJ

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 numbered Location plan, 010-329 01 D, 010-329 02 D, 010-329 03 D, 010-329 04 D, 010-329 06 D, 010-329 07 D, 010-329 09, 010-329 08 D, 010-329 10 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 new windows on the front and side elevations to which this consent relates shall be timber sliding sash as shown on plans 010-329 08 D and 010-329 10.
Reason. In order to preserve the special architectural or historic interest of the building pursuant to the following policies of the Bury Unitary Development Plan:
Policy EN2/1 - Character of Conservation Areas
Policy EN2/2 - Conservation Area Control
Policy EN2/3 - Listed Buildings

- 4 Bin storage and refuse collection arrangements shall be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of the site pursuant to Policy EN1/2 - Townscape and Built Design of the 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:

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
H2/4	H2/4 - Conversions
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN1/7	EN1/7 - Throughroutes and Gateways
EN1/8	EN1/8 - Shop Fronts
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN2/3	EN2/3 - Listed Buildings
EN6	EN6 - Conservation of the Natural Environment
EN6/3	EN6/3 - Features of Ecological Value
EN7	EN7 - Pollution Control
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
HT2/4	HT2/4 - Car Parking and New Development
TC2/1	TC2/1 - Upper Floors
Area	Area RM1 - Market Place/Carr Street/Ramsbottom Lane
RM1	
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

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
010-329 01 D
010-329 02 D

010-329 03 D
010-329 04 D
010-329 06 D
010-329 07 D
010-329 09
010-329 08 D
010-329 10

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 21/07/2022