

NOTICE OF PLANNING PERMISSION

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

To:

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

On Behalf Of:

Mr Saad Bashir
62 Bridge Street
Ramsbottom
Bury
BL0 9AG

PART 1 - Particulars of Application

Application Number: 71591

Date of Registration: 04/02/2025

Proposal:

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.

Location:

62 Bridge Street, Ramsbottom, Bury, BL0 9AG

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 - Existing plans and elevations PM7-01A; Proposed plans and elevations PM7-02B; Block plan PM7-03 - 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.
- 2 The bin storage facilities indicated on the approved plans shall be maintained at all times.
Reason. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site, in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and S2/6 - Food and Drink.
- 3 Within 1 month of the development hereby approved, a scheme to soundproof the party walls and floor/ceiling between the ground floor and the first floor shall be submitted to and approved by the Local Planning Authority. Such works that form the approved scheme shall be completed to an agreed timetable and thereafter maintained for the duration of the development.
Reason. The application contains insufficient detail in order to demonstrate that the

required scheme would maintain the residential amenities to protect the residential amenities of the future occupiers of the flat pursuant to UDP Policies S2/2 - Prime Shopping Areas and Frontages, S2/6 - Food and Drink and EN7/2 Noise Pollution.

- 4 The external staircase hereby approved shall be fitted with timber treads and covered by a black canopy in accordance with the details on approved plan PM7-02B prior to the first use of the development hereby approved and thereafter maintained.

Reason. To protect the amenity of occupiers of the adjacent residential properties pursuant to Bury Unitary Development Plan Policies S2/2 - Prime Shopping Areas and Frontages, S2/6 - Food and Drink and EN7/2 Noise Pollution.

- 5 The use hereby permitted shall not be open to customers outside the following times:
14:00 to 00.30 - Sunday to Thursday
14:00 to 01:00 Fridays and Saturdays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/2 - Prime Shopping Areas and Frontages, S2/6 - Food and Drink, EN1/2 - Townscape and Built Design and EN7/2 Noise Pollution of the Bury Unitary Development Plan.

- 6 Within 1 month of the development hereby approved, a scheme for treating, diluting and dispersing fumes and odours has been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall include a written statement from a suitably qualified person who is a member of the Heating and Ventilation Contractors Association (HVCA) or an equivalent professional body, stating that the fume treatment to be installed complies with or exceeds the 'Minimum Requirements For Odour Control' provided by the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems :DEFRA 2005 (or if applicable such superseding guidance as shall prevail at the time of commencement of the development).

The scheme to be submitted shall also include the relevant manufacturer and installer instructions for any associated equipment with details of maintenance requirements.

The scheme as approved shall be implemented within an agreed timetable and thereafter maintained in accordance with the approved scheme whilst it shall serve the development.

Reason. The application contains insufficient detail in order to demonstrate that the required scheme would maintain the residential amenities of nearby residential property from impact upon from fumes and odour pursuant to UDP Policies S2/2 - Prime Shopping Areas and Frontages, S2/6 - Food and Drink, EN1/2 - Townscape and Built Design, EN7/1 - Atmospheric Pollution and EN7/2 Noise Pollution.

- 7 Within 1 month of the development hereby approved, details of the canopy covering to the rear external staircase hereby approved shall be submitted to and approved by the Local Planning Authority. The approved details only shall be implemented prior to an agreed timetable and thereafter maintained.

Reason. In the interests of visual and residential amenity pursuant to EN1/2 - Townscape and Built Design, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and EN7/2 Noise Pollution of the Bury Unitary Development Plan.

- 8 The first floor of the application property, No 62 Bridge Street, shall only be used for storage purposes in association with the development hereby approved.

Reason. To protect the residential amenities of the adjacent properties pursuant to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design, S2/6 - Food and Drink and EN7/2 - Noise Pollution.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN1/8	EN1/8 - Shop Fronts
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN7/2	EN7/2 - Noise Pollution
S1/2	S1/2 - Shopping in Other Town Centres
S2/2	S2/2 - Prime Shopping Areas and Frontages
S2/6	S2/6 - Food and Drink
JP-S5	Clean Air
JP-S2	Carbon and Energy
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:

Existing plans and elevations PM7-01A; Proposed plans and elevations PM7-02B; Block plan PM7-03

NOTES TO APPLICANT

- . The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 7010, regarding the operation of this system

Signed:

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

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On behalf of the Council

Date of Decision: 20/03/2025