

NOTICE OF PLANNING PERMISSION

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

To:

Dr Kanadi Jagafa
Mason and Marlowe Ltd
Colony
5 Piccadilly Place
Manchester
M1 3BR

On Behalf Of:

Mr Andy Taiwo
12 Bolton Street
Bury
BL9 0LQ

PART 1 - Particulars of Application

Application Number: 70841

Date of Registration: 19/06/2024

Proposal:

Installation of extraction flue and 2 no air conditioning units

Location:

12 Bolton Street, Bury, BL9 0LQ

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 - Location plan; Existing site plan; Existing front and rear elevations; Existing floor plans received 10/6/24; 01- Proposed HVAC Plan; 02 - Proposed side elevation; 03 - Proposed rear elevation, Product specifications for the control of noise/vibration and odours - SuperLite - JM Aerofoil Accessories; Acoustica Fam mounted Silencer; Outdoor Unit Specifications, Electrostatic Air Cleaner (RY 5000B) received 10/6/24 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 development hereby approved shall be carried out in accordance with the product specification for the control of noise/vibration and odours received 10/6/24.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy 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:

S1/1	S1/1 - Shopping in Bury Town Centre
EN2/2	EN2/2 - Conservation Area Control
Area	Area BY3 - Bolton Street/Market Place
BY3	
S2/3	S2/3 - Secondary Shopping Areas and Frontages
NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
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
S1/1	S1/1 - Shopping in Bury Town Centre
S2/3	S2/3 - Secondary Shopping Areas and Frontages
S2/6	S2/6 - Food and Drink
EN7/2	EN7/2 - Noise Pollution
JP-S2	Carbon and Energy
JP-S3	Heat and Energy Networks
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; Existing site plan; Existing front and rear elevations; Existing floor plans received 10/6/24; 01- Proposed HVAC Plan; 02 - Proposed side elevation; 03 - Proposed rear elevation

Product specifications for the control of noise/vibration and odours - SuperLite - JM Aerofoil Accessories; Acoustica Fam mounted Silencer; Outdoor Unit Specifications, Electrostatic Air Cleaner (RY 5000B) received 10/6/24

NOTES TO APPLICANT

- . In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", is positioned in the upper left area of the page.

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On behalf of the Council

Date of Decision: 08/08/2024