

NOTICE OF PLANNING PERMISSION

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

To:

Golding
Gold Sketch Studios LTD
55a Bury Old Road
Prestwich
M25 0FG

On Behalf Of:

Bracknell Properties Limited
Bracknell Properties Limited

COA

PART 1 - Particulars of Application

Application Number: 71220

Date of Registration: 19/11/2024

Proposal:

Alterations to fenestration, replace existing windows and add additional windows, demolition of car port, replace existing roof with hidden valley gutter removed, reconfiguration of the car park

Location:

Albion Mill Industrial Estate, Albion Street,
Bury, BL8 2AD

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 2-Oct-2024

Project number - GSS24089.2 -

Proposed site plan 503 rev 2

Albion House -

Proposed elevations 003 D

Proposed basement floor plan 003A

Proposed ground floor plan 003B

Proposed first and second floor plan 003C

Albion Mill -

Proposed ground floor plan 007 rev 1

Proposed first floor plan 007A
Proposed second floor plan 007B
Proposed third floor plan 007C
Proposed roof plan 007D
Proposed front and left side elevations 008A
Proposed rear and right side elevations 008B

Albion Mill rear -
Proposed part ground floor and part first floor plans 003A
Proposed part rear elevations 003B

Proposed window section 501

JP-S2 - Carbon and energy statement
JP-C2 - Digital connectivity statement
Bat roost report Feb 2025 by ecology services
Updated parking statement 4/2/25

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.

- 3 The car parking indicated on approved plan reference GSS23089.5 503 rev B shall be resurfaced in a porous/permeable material, demarcated and made available for use prior to the use development hereby approved being brought into use and thereafter maintained at all times

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 4 The turning and servicing facilities indicated on the approved plans shall be resurfaced in a porous/permeable material and be provided before the areas of the development to which they relate are brought into use 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 P/E Policy JP-C8 and UDP Policy EC6/1.

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:

NPPF National Planning Policy Framework
EC2/1 EC2/1 - Employment Generating Areas

EN1/2 EN1/2 - Townscape and Built Design
EC4/1 EC4/1 - Small Businesses
EC6/1 EC6/1 - New Business, Industrial and Commercial Development
EN6/3 EN6/3 - Features of Ecological Value
EN7/2 EN7/2 - Noise Pollution
HT2/4 HT2/4 - Car Parking and New Development
JP-S2 Carbon and Energy
JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development

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 2-Oct-2024

Project number - GSS24089.2 -

Proposed site plan 503 rev 2

Albion House -

Proposed elevations 003 D

Proposed basement floor plan 003A

Proposed ground floor plan 003B

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NOTES TO APPLICANT

- . The applicant's attention is drawn to the need to consult the Department for Operations in order to obtain a hoarding permit prior to works affecting the adopted highway commencing. The cost of permit and any necessary works/measures will be

the responsibility of the developer.

- . The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant.
- . The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors and windows outwards into the adopted highway
- . If at any time a bat/s or evidence of bat/s is/are suspected or found, all works must cease immediately and advice should be sought from either Natural England or the acting consultant. If a bat roost is found then the works would be delayed until such a time adequate survey data is obtained that is sufficient to support a Natural England licence that will derogate from legal protection afforded to roosting bats.

Lighting schemes should be designed in accordance with best practice and ensure there are no detrimental impact upon bat roosting and foraging habitats.
- . 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:



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On behalf of the Council

Date of Decision: 20/02/2025