

NOTICE OF PLANNING PERMISSION

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

To:

Mr John Hodgkinson
20 Westgate Avenue
Ramsbottom
Bury
BL0 9SS

On Behalf Of:

Mr Jeff Drummond
30 Plumpton Drive
Bury
BL9 5HH

PART 1 - Particulars of Application

Application Number: 70864

Date of Registration: 19/06/2024

Proposal:

Reinstatement of vehicular access to front elevation with roller shutter door

Location:

Mayfield Garage Ltd, Eldon Street, Bury, BL9 5AZ

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 Site Plan, 24/775/01, 24/775/02A 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 formation of the new vehicular access, including a dropped kerb and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented prior to the new vehicular entrance hereby approved being brought into use.
 Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway Development Plan Policies EN1/2 - Townscape and Built Design and JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

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:

EC2/2	EC2/2 - Employment Land and Premises Outside the Employment Generating Areas
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
JP-P1	JP-P1 - Sustainable Places
JP-C5	JP-C5 - Streets For All
JP-C6	JP-C6 - Walking and Cycling

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:

Site Plan, 24/775/01, 24/775/02A

NOTES TO APPLICANT

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the construction of a footway crossing. The cost of the construction will be the responsibility of the developer.

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 09/08/2024