

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Allan
Trivantage Ltd
Hewitt House
Winstanley Road
Orrell
Wigan
WN5 7XA

On Behalf Of:

C/O Agent
Medivet PLC
4 Mowat Industrial Estate
Sandown Road
Watford
WD24 7UY

PART 1 - Particulars of Application

Application Number: 68288

Date of Registration: 01/04/2022

Proposal:

Proposed change of use from existing public house (Sui Generis) to veterinary practice (Class E)

Location:

Grant Arms Hotel, 11 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 -
Existing ground floor/site plan and first floor plan C-0422-01 rev A; Existing elevations and sections C-0422-02; Proposed ground floor plan C-0497-02 rev A; Proposed first floor plan C-0497-03 rev A; Proposed elevations C-0422-23 rev B 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 car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing 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 bin storage arrangements indicated on the approved plans shall be implemented before the use hereby is commenced and thereafter be maintained available for use at all times.

Reason. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and EC4/1 - Small Businesses.

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
EN1/1	EN1/1 - Visual Amenity
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
HT2/4	HT2/4 - Car Parking and New Development
HT2/5	HT2/5 - Public Car Parks
HT5/1	HT5/1 - Access For Those with Special Needs
Area	Area RM1 - Market Place/Carr Street/Ramsbottom Lane
RM1	
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EC4/1	EC4/1 - Small Businesses
EN7/2	EN7/2 - Noise Pollution

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 ground floor/site plan and first floor plan C-0422-01 rev A; Existing elevations and sections C-0422-02; Proposed ground floor plan C-0497-02 rev A; Proposed first floor plan C-0497-03 rev A; Proposed elevations C-0422-23 rev B

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 24/06/2022