

NOTICE OF PLANNING PERMISSION

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

To:

Mr John Hodkinson
20 Westgate Avenue
Ramsbottom
Bury
BL0 9SS

On Behalf Of:

Mr Chris Sanderson
Holcombe Hey Fold
Hawkshaw Lane
Hawkshaw
Bury
BL8 4LD

PART 1 - Particulars of Application

Application Number: 69402

Date of Registration: 28/03/2023

Proposal:

Replacement of existing shed with
agricultural storage building

Location:

Holcombe Hey Fold, Hawkshaw Lane,
Tottington, Bury, BL8 4LD

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 permission relates to the following plans:

Drawing ref. Location and Proposed Site Plan, revised 28/03/2023
Drawing ref. Proposed Plan/ Elevations

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, the roof of the building shall be clad with either Antracite Grey, or Slate Blue coloured roofing sheets.

Reason: To ensure the use of sympathetic materials In the interests of visual amenity and landscape character, in accordance with Policies EN9/1 - Special Landscape Areas, OL7/2 - West Pennine Moors, and ENV1 - Visual Amenity of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 The drainage for the development hereby approved must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). The drainage scheme shall be implemented prior to first occupation and thereafter maintained.

Reason. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 5 The occupation of the proposed building shall be limited to storage uses associated with agriculture, as defined in Section 336 of the Town and Country Planning Act 1990 (as amended).

Reason. To ensure that future inappropriate development in the Green Belt does not occur and in the interests of the amenity of neighbouring non-associated dwellings, pursuant to Policies OL1/2 - New Buildings in the Green Belt, EN7/1 - Atmospheric Pollution, EN7/2 - Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

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:

EN1/1	EN1/1 - Visual Amenity
OL1/2	OL1/2 - New Buildings in the Green Belt
OL7/2	OL7/2 - West Pennine Moors
EN9/1	EN9/1 - Special Landscape Areas
OL4/5	OL4/5 - Agricultural Development
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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:

Drawing ref. Location and Proposed Site Plan, revised 28/03/2023
Drawing ref. Proposed Plan/ Elevations

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 23/05/2023