

NOTICE OF PLANNING PERMISSION

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

To:
Mr Stuart Adair
Dx
Ditton Par
Riding Court Road
Datchet
SL3 9GL

PART 1 - Particulars of Application

Application Number: 68698

Date of Registration: 08/09/2022

Proposal:

Remove brickwork covering the portal frame on the east and west elevations; Over cladding on all elevations where required; Replace existing single width roller doors with double width roller doors; Remove canopy on the south elevation and install 5 No. additional roller doors

Location:

Nightfreight, Roach Bank Road, Bury, BL9 8RQ

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 TQRQM22234111114550, BUR001, BUR003, BUR004, BUR005 - Existing site block plan, BUR005 - Proposed site block plan, BUR005 - Existing elevations, BUR005 - Existing & proposed floor plans, BUR005 - Proposed elevations, BUR005 - Existing lower and upper office plans, BUR005 - Proposed lower office plan, BUR005 - Proposed upper level office 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 external finishing materials for the proposal hereby approved shall be goosewing grey (RAL 080 7005) and Basalt (RAL 7012).
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development

Plan.

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:

EC2/1 EC2/1 - Employment Generating Areas
EC3/1 EC3/1 - Measures to Improve Industrial Areas
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development
NPPF National Planning Policy Framework

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:

TQRQM22234111114550
BUR001
BUR003
BUR004
BUR005 - Existing site block plan
BUR005 - Proposed site block plan
BUR005 - Existing elevations
BUR005 - Existing & proposed floor plans
BUR005 - Proposed elevations
BUR005 - Existing lower and upper office plans
BUR005 - Proposed lower office plan
BUR005 - Proposed upper level office

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 02/11/2022