

NOTICE OF PLANNING PERMISSION

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

To:

Mr Ben Edmondson
edmondson design services
20 Fernhill Drive
Fernhill Drive
Bacup
OL13 8JS

On Behalf Of:

Mr Mark Ainsworth
22 Earl Road
Ramsbottom
Bury
BL0 9EF

PART 1 - Particulars of Application

Application Number: 71866

Date of Registration: 14/05/2025

Proposal:

Change of use from chiropractor (Class E) to bar (Sui Generis) following temporary approval

Location:

5 Square Street, Ramsbottom, Bury, BL0 9BE

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:

OS. Site Plan/ Location Plan;
Drawing no. 0223/04-02 Rev. C: Block Plans; and,
Drawing no. 2023/04-01 Rev. C: Proposed Plans and 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 The first floor windows on the front and rear of the building shall be non-opening and retained as such in perpetuity.

Reason. To protect the privacy of adjoining and nearby residential occupiers and to

accord with Policies S2/6 - 'Food and Drink' and EN7/2 - 'Noise Pollution' of the Bury Unitary Development Plan.

- 4 The use hereby permitted shall only be open for trade or business between 10:00 hours and 23:00 hours Monday to Saturday and between 11:00 hours and 22:00 hours on Sundays, Bank Holidays and/ or Public Holidays.

Reason. To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of adjoining and surrounding residential properties in accordance with the requirements of Policies S2/2 – Prime Shopping Frontages, EN7/2 - Noise Pollution and S2/6 – Food and Drink, of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 5 The refuse storage facilities indicated on the approved plans shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.

Reason - In order to ensure that the development would maintain adequate facilities for the storage of commercial waste, iTo ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, in the interests of highway safety, amenity and securing well designed development, pursuant to Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policy JP-C8:Transport Requirements of New Development of the Places for Everyone 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:

S1/2	S1/2 - Shopping in Other Town Centres
S2/2	S2/2 - Prime Shopping Areas and Frontages
S2/6	S2/6 - Food and Drink
EN2	EN2 - Conservation and Listed Buildings
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN1/2	EN1/2 - Townscape and Built Design
EN7/2	EN7/2 - Noise Pollution
TC2/1	TC2/1 - Upper Floors
TC2/3	TC2/3 - Vacant and Cleared Sites
EC4/1	EC4/1 - Small Businesses
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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", written over a dotted line.

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On behalf of the Council

Date of Decision: 09/07/2025