

NOTICE OF PLANNING PERMISSION

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

To:

Mr F Unsworth
APB Building Surveyors
1 Maple Grove
Ramsbottom
Bury
BL0 0AN

On Behalf Of:

Mr G Scott
Clark Craft
Empire Works
Railway Street
Ramsbottom
Bury
BL0 0AB

PART 1 - Particulars of Application

Application Number: 69504

Date of Registration: 15/05/2023

Proposal:

Provision of 2 no. ground floor bay windows, new ground floor windows, retracting canopy to existing balcony; Render to front elevation; New shop front to side elevation.

Location:

Clarks Craft Products, Empire Works, Railway Street, Ramsbottom, Bury, BL0 9AS

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 Revised existing and proposed floor plans DWG/001 rev A3; Revised existing and proposed elevations DWG/002 rev B4 5-7-23 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 as detailed on the revised proposed external elevations plan DWG/002 rev B2
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.
- 4 The development hereby approved shall not be brought into use unless and until the redundant footway crossing on Irwell Street has been reinstated to adjacent footway

levels to a scope and specification to be agreed with the Highway Authority and thereafter implemented as agreed.

Reason. To ensure good highway design and maintain the integrity of the adopted highway pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 5 The foundations for the proposed bay windows and new shop front shall not encroach under the adjacent adopted highways at any point.

Reason. To ensure good highway design and maintain the integrity of the adopted highway pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design.

- 6 There shall be no direct means of pedestrian access between the café and Irwell Street.

Reason. To ensure good highway design, in the interests of pedestrian safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

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:

Area	Area RM5 - Railway Street/Bridge Street/Peel Brow
RM5	
NPPF	National Planning Policy Framework
EC1/2	Land Suitable for Business (B1) and Office Use
RT4/1	RT4/1 - Tourism Development
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
EC4/1	EC4/1 - Small Businesses

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:

Revised existing and proposed floor plans DWG/001 rev A3; Revised existing and proposed elevations DWG/002 rev B4 5-7-23

NOTES TO APPLICANT

- . The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required

highway works. The cost of the works and permits will be the responsibility of the developer.

The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the bay windows and new shop front under the adjacent adopted highway.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

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On behalf of the Council

Date of Decision: 07/07/2023