

NOTICE OF PLANNING PERMISSION

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

To:

Tony Goodwin
27 Ashcombe Drive
Bolton
BL2 6TD

On Behalf Of:

Miss C Waring
Lady's Little Paws
1 Balfern Road
Westhoughton
Bolton
BL5 3SJ

PART 1 - Particulars of Application

Application Number: 71124

Date of Registration: 09/12/2024

Proposal:

Change of use to dog day care centre (Sui
Generis)

Location:

Unit 1b, Jubilee Works, Vale Street, Radcliffe,
Bolton, BL2 6QF

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 n-
Proposed site layout including parking 24.009.01 (7-) rev A received 10/1/25
Proposed red edge plan and proposed layout 24.009.01 (7-) rev A received 10/1/25
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 and Places for Everyone Joint Development Plan listed.
- 3 The car parking indicated on the approved plans shall be 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 Prior to the first use of the development hereby approved, a noise management Plan

(NMP) shall be submitted for approval. The NMP should include considerations detailed in chapter 6 of the Noise Impact Assessment ref:P7891-R1-V1 Version 1. The agreed measures shall thereafter be implemented and maintained for the duration of the development.

Reason. In the interests of amenity and to ensure the implementation of effective management controls for the proposed use pursuant to Policies EN1/2, EC6/1 and EN7/2.

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:

NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
JP-C8	Transport Requirements of New Development

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:

Proposed site layout including parking 24.009.01 (7-) rev A received 10/1/25

Proposed red edge plan and proposed layout 24.009.01 (7-) rev A received 10/1/25.

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: 03/02/2025