

NOTICE OF PLANNING PERMISSION

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

To:

Mr Syed Uddin
SHUAS
58 Southwood Drive
Accrington
BB5 2PZ

On Behalf Of:

Mrs Aseel Hadid
165-167 Bolton Road
Bury
BL8 2NW

PART 1 - Particulars of Application

Application Number: 69223

Date of Registration: 06/01/2023

Proposal:

Alterations to shop front/installation of roller shutters and subdivision of 1 no. shop into 2 no. retail units; Two/single storey extension at rear and alterations to form 2 no. ground floor flats and 1 no. additional first floor flat; New wall for bin storage

Location:

165 Bolton Road, Bury, BL8 2NW

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 Existing and proposed layout dwg 1893 page 1/2 amended 6/1/23; Proposed layout dwg 1893 page 2/2 amended 6/1/23 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 bin storage details shown on the approved plans shall be provided and made available for use prior to the first occupation of the development hereby approved and shall thereafter be maintained. There shall be no bins stored at the front of the property or on the adopted highway at any time.
Reason. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EC4/1 - Small Businesses and EN1/2 - Townscape and Built Design.

- 4 The boundary alterations indicated on the approved plans shall incorporate foundations that do not encroach under the adopted highway and all highway remedial works required at the interface with the adopted highway to reinstate the adopted highway to its condition prior to commencement of the development shall be implemented prior to the development hereby approved being brought into use/first occupied.
Reason. To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies HT6/2 - Pedestrian/Vehicular Conflict and EN1/2 - Townscape and Built Design.
- 5 The roller shutter to the front of the shop windows hereby approved shall be an open lathe/chain link type only.
Reason. In the interests of visual amenity pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design.
- 6 Prior to first occupation of the residential units hereby approved, soundproofing of the floor/ceiling between the ground floor and the first floor flats and to all party walls of the residential flats hereby approved shall be completed in accordance with standards of construction specified in current Building Regulations.
Reason. To protect the residential amenities of the future occupiers of the flats pursuant to UDP Policy EN7/2 Noise Pollution.

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:

NPPF	National Planning Policy Framework
S1/4	S1/4 - Local Shopping Centres
EN1/2	EN1/2 - Townscape and Built Design
EC4/1	EC4/1 - Small Businesses
HT2/4	HT2/4 - Car Parking and New Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
EN7/2	EN7/2 - Noise Pollution

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:

Existing and proposed layout dwg 1893 page 1/2 amended 6/1/23; Proposed layout dwg 1893 page 2/2 amended 6/1/23

NOTES TO APPLICANT

1. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway
2. 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 rear boundary wall under the adjacent adopted highway.
3. The applicant's attention is drawn to the fact that signs projecting over the footway must be erected with a 2.4m minimum underside clearance and 0.45m minimum horizontal clearance to the kerb.
4. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system.
5. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 27/03/2023