

NOTICE OF PLANNING PERMISSION

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

To:

Mr Zach Thorp
Thorp Design Services
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Beth Ward
The Workshops
Unit 2 Hulme Street
Bury
BL8 1AN

PART 1 - Particulars of Application

Application Number: 69837

Date of Registration: 06/09/2023

Proposal:

Change of use from light industrial storage (Class B2) to dog day care centre with formation of outside exercise area (Sui Generis)

Location:

Unit 2, The Workshops, Hulme Street, Bury, BL8 1AN

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 and documents:

Drawing no. ZT23-196-00: Location Plan;
Drawing no. ZT23-196-04: Proposed Plans and Elevations, received 05/12/2023;
Drawing no. ZT23-196-05: Existing and Proposed Site Plan; and,
Noise Management Plan

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings and documents.

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 car parking and bin storage arrangements indicated on the approved plan, drawing no. ZT23-196-05 shall be made available for use to the satisfaction of the

Local Planning Authority 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 highway safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 4 The use hereby permitted shall not be open to customers outside the following times: 07.00 to 18.00 Monday to Friday.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy EC6/1 - Assessing New Business, Industrial and Commercial Development of the Bury Unitary Development Plan.

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 RD3 - South of Pilkington Way
RD3	
H5/1	H5/1 - Area Improvement
EC2/2	EC2/2 - Employment Land and Premises Outside the Employment Generating Areas
EC4/1	EC4/1 - Small Businesses
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
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:

Drawing no. ZT23-196-00: Location Plan;
Drawing no. ZT23-196-04: Proposed Plans and Elevations, received 05/12/2023;
Drawing no. ZT23-196-05: Existing and Proposed Site Plan; and,
Noise Management Plan

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

3 of 3

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On behalf of the Council

Date of Decision: 07/12/2023