

NOTICE OF PLANNING PERMISSION

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

To:

Mr Paul Clark
Ravens Bar
2a Wash Lane
Bury
BL9 6AS

PART 1 - Particulars of Application

Application Number: 69267

Date of Registration: 09/02/2023

Proposal:

Change of use from party venue/games hub (Class E(a)) to drinking establishment (Sui Generis) at ground floor and ancillary office/storage space at first floor (Class E/Sui Generis)

Location:

2A & 2B Wash Lane, Bury, BL9 6AS

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 the drawings Location Plan and Block Plan Received 23rd January 2023, Proposed cellar floor plan and first floor plan received 30th January 2023, Proposed ground floor/site plan received 9th February 2023 and Proposed full site plan received 27th March 2023 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 facilities indicated on the approved plans shall be made available prior to the use hereby approved commencing and maintained thereafter.
Reason. In the interests of amenity pursuant to Policy S2/6 – Food and Drink of the Bury Unitary Development Plan.
- 4 The use hereby permitted shall operated and maintained in accordance with the submitted Premises Plan dated 27th March 2023.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S2/6 – Food and Drink 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 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:

S2/6 S2/6 - Food and Drink
EN7/2 EN7/2 - Noise Pollution
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:

Location Plan and Block Plan Received 23rd January 2023, Proposed cellar floor plan and first floor plan received 30th January 2023, Proposed ground floor/site plan received 9th February 2023 and Proposed full site plan received 27th March 2023

NOTES TO APPLICANT

1. 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.
2. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Signed:



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On behalf of the Council

Date of Decision: 04/04/2023