

NOTICE OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Street
Bury
BL9 0RP

On Behalf Of:

Mr Faraydn Qasmpwr
156 Deane Road
Bolton
BL3 5DL

PART 1 - Particulars of Application

Application Number: 72243

Date of Registration: 28/08/2025

Proposal:

Change of use from a sports bar (Sui Generis) to a convenience store (Class E) and restore front elevation.

Location:

12 Bolton Street, Bury, BL9 0LQ

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 This decision relates to drawings -

Red edge location plan
Revised proposed floor plans and elevation SHT 3 of 3 rev D (16/2/26)

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.

- 2 Prior to the first use of the development hereby approved, details of the design and materials of the plinth/stall riser shall be submitted to and approved by the LPA. The approved details only shall thereafter be implemented prior to the first use/occupation of the development hereby approved.

Reason. In the interests of visual amenity and to preserve the historic character of the Bury Town Centre Conservation Area pursuant to policies EN1/2, EN2/1, EN2/2 and the principles of the NPPF.

- 3 Prior to first occupation, the internal ground floor bin storage arrangements indicated on the approved plans shall be implemented and thereafter maintained at all times.

Reason. To ensure adequate provision for the storage and disposal of refuse within

the curtilage of the site, clear of the adopted highway pursuant to policies EN1/2 and JP-C8.

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
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN2/3	EN2/3 - Listed Buildings
S1/1	S1/1 - Shopping in Bury Town Centre
S2/3	S2/3 - Secondary Shopping Areas and Frontages
EN7/2	EN7/2 - Noise Pollution
JP-S2	Carbon and Energy
JP-S3	Heat and Energy Networks
JP-C2	Digital Connectivity
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

Red edge location plan

Revised proposed floor plans and elevation SHT 3 of 3 rev D (16/2/26)

NOTES TO APPLICANT

- . 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
- . 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 'P. H. H.', is written over a dotted line.

3 of 3

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On behalf of the Council

Date of Decision: 20/02/2026