

NOTICE OF PLANNING PERMISSION

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

To:

Mr Nigel Peel
Peel Design Partnership Ltd
Hilpsford
New Barn Lane
Rawtenstall
BB4 6HT

On Behalf Of:

Mr Jan De-Koning
De Koning Leisure Group Ltd
Nederlands
Waterloo Street
Crumpsall
M8 5XF

PART 1 - Particulars of Application

Application Number: 69118

Date of Registration: 24/11/2022

Proposal:

Part change of use of second floor storage (Class E) to include 1 no. apartment (Class C3) Vertical extension to existing stairwell to allow access to the existing second floor; New second floor rear pitched roof

Location:

27 Bridge Street, Ramsbottom, Bury, BL0 9AD

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
Location Plan (Dwg No. 19-03-21)
Proposed Site Plan (Dwg No. 19-03-26)
Proposed First & Second Floor Plan & Elevations (Dwg No. 19-03-25)
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 listed.
- 3 The bin storage facilities indicated on approved plans shall be provided prior to the occupation of the development hereby approved and maintained thereafter.
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 EN1/2.

- 4 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of 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:

EN2/2 EN2/2 - Conservation Area Control
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
S1/2 S1/2 - Shopping in Other Town Centres
S2/2 S2/2 - Prime Shopping Areas and Frontages
EN2/1 EN2/1 - Character of Conservation Areas
EN7/2 EN7/2 - Noise Pollution
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:

Location Plan (Dwg No. 19-03-21)
Proposed Site Plan (Dwg No. 19-03-26)
Proposed First & Second Floor Plan & Elevations (Dwg No. 19-03-25)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 18/01/2023