

NOTICE OF PLANNING PERMISSION

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

To:

Miss Abbie Larter
JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
Lambeth
London
SE1 7FR

On Behalf Of:

Greggs PLC
C/O Agent

PART 1 - Particulars of Application

Application Number: 72665

Date of Registration: 17/12/2025

Proposal:

Installation of 2 no. a/c units and extract grille to the rear of the building

Location:

Site of former Car Time, Bell Lane, Bury, BL9 6BB

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 -

RPEN/S6773/12 rev DR - Location plan
RPEN/S6773/11 rev DR - Existing and proposed plans
RPEN/S6773/13 rev DR - Existing and proposed elevations
RPEN/S6773/14 rev DR - Proposed elevations
RPEN/S6773/15 rev DR- Existing and proposed sections
PLA-RP Power Invertor heat pump
PLA-ZM R32 4-way Blow ceiling cassette system single phase
PLA-ZM R32 4-way Blow ceiling cassette system three phase

Odour impact assessment by Accon UK A5688/O/02 3/2/26

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.

- 3 The development hereby approved shall be carried out in accordance with the submitted details and specifications for the AC Units by Mitsubishi Electric.
Reason. To protect the amenities of nearby properties from impact upon from noise pursuant to Policy S2/6 - Food and Drink and EN7/2 - Noise Pollution.
- 4 The development hereby approved shall be carried out in accordance with the recommendations at 2.5 (The Odour Control Scheme). The scheme as approved shall be implemented, available for use and maintained in accordance with the approved Odour Control Scheme whilst it shall serve the development.
Reason. To ensure that the required scheme would maintain the amenities of nearby properties from impact upon from fumes and odour pursuant to UDP Policy S2/6 - Food and Drink.

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
EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution
S2/6 S2/6 - Food and Drink
EC2/1 EC2/1 - Employment Generating Areas
JP-S5 Clean Air
JP-C2 Digital Connectivity
JP-S2 Carbon and Energy

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:

RPEN/S6773/12 rev DR - Location plan
RPEN/S6773/11 rev DR - Existing and proposed plans
RPEN/S6773/13 rev DR - Existing and proposed elevations
RPEN/S6773/14 rev DR - Proposed elevations
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NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for hahni".

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On behalf of the Council

Date of Decision: 10/02/2026