

NOTICE OF PLANNING PERMISSION

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

To:

Mr Philip Lambert
philip lambert architecture
3 Eastbourne Grove
Bolton
BL1 5TR

On Behalf Of:

Mr J Dean
Fintek
Unit 1-2 Halter Inn Works
11 Redisher Croft
Ramsbottom
Bury
BL0 9SA

PART 1 - Particulars of Application

Application Number: 68618

Date of Registration: 04/08/2022

Proposal:

Siting of 2no. storage containers

Location:

Unit 1-2 Halter Inn Works, 11 Redisher Croft,
Ramsbottom, Bury, BL0 9SA

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 permission hereby granted is for a temporary period of 3 years from the date of this decision and the works comprising the development are required to be removed at the end of said period and the car park reinstated to its former layout arrangement.
Reason. In view of the temporary nature of the development and to mitigate any long term impact on the access to the site and adjacent Public Right of Way, and use pursuant to Bury Unitary Development Plan Policies EC6/1 - Assessing New Business, Industrial and Commercial Development, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development.
- 2 This decision relates to drawings Site location plan 19-335 00-01; Existing site plan with ground floor 00-02; Existing site plan with roof plan 00-03; Proposed site plan with ground floor 01-02; Proposed site plan with roof plan 01-03; Proposed containers 01-04 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 containers hereby approved shall be used for ancillary storage use only in association with the existing industrial unit and for no other purpose.
Reason. To safeguard the amenity of the occupiers of nearby residential properties

pursuant to policies EC6/1 - Assessing New Business, Industrial and Commercial Development, EN1/2 - Townscape and Built Design and EN7/2 - Noise Pollution of the Unitary Development Plan listed below.

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
EC2/2	EC2/2 - Employment Land and Premises Outside the Employment Generating Areas
EC6/1	EC6/1 - New Business, Industrial and Commercial Development
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN5/1	EN5/1 - New Development and Flood Risk
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
EN8/1	EN8/1 - Tree Preservation Orders
EN6/4	EN6/4 - Wildlife Links and Corridors
EN7/2	EN7/2 - Noise Pollution
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
OL5/2	OL5/2 - Development in River Valleys
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:

Site location plan 19-335 00-01; Existing site plan with ground floor 00-02; Existing site plan with roof plan 00-03; Proposed site plan with ground floor 01-02; Proposed site plan with roof plan 01-03; Proposed containers 01-04

NOTES TO APPLICANT

- . The applicant's attention is drawn to the existence of Public Right of Way No. 26, Ramsbottom, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

Signed:



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On behalf of the Council

Date of Decision: 28/10/2022