

NOTICE OF PLANNING PERMISSION

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

To:

Ismael Teixeira
ISG Design Ltd.
6th Floor
Aldgate House
33 Aldgate High Street
London
EC3N 1AG

On Behalf Of:

Mr Anthony Reilly
The Royal Bank of Scotland plc
House F
1st Floor
B77 4DT

PART 1 - Particulars of Application

Application Number: 69889

Date of Registration: 16/10/2023

Proposal:

Remove all fascia signage, marketing and
ATM and infill with matching brickwork

Location:

463 Bury New Road, Prestwich, Manchester,
M25 1AD

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 numbered 3452/G2P/E1, G2P/E2, G1P/E3, G1P/E1, G1P/E2, G1/E1, G1/E2, G1/E3, G2P/E3, 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 Prior to the commencement of any infilling of the ATM and night, a sample of the matching brick and mortar to be used shall be submitted to and approved in writing by the Local Planning Authority, together with a plan showing the protruding brickwork panelling to match that of the existing elevation. Only the materials and brickwork pattern approved shall be used in the carrying out of the development hereby approved.
Reason: To preserve the special architectural interest of the building which is of local heritage interest which has been identified as a Non-Designated Heritage Asset within the terms of Annex 2 of the National Planning Policy Framework. Pursuant to adopted Bury UDP policies EN1-Built Environment, EN1/1 Visual Amenity,

EN1/2-Townscape and Built Design.

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
EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
S2/2 S2/2 - Prime Shopping Areas and Frontages
EN1/9 EN1/9 - Advertisements

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:

Drawings numbered 3452/G2P/E1, G2P/E2, G1P/E3, G1P/E1, G1P/E2, G1/E1, G1/E2, G1/E3, G2P/E3,

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

.....
On behalf of the Council

Date of Decision: 01/12/2023