

NOTICE OF PLANNING PERMISSION

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

To:

Mr Mark Bryning
John Dixon & Associates Ltd
211 Chambers Business Centre
Oldham
OL8 4QQ

On Behalf Of:

Mr Wenman
Daniel Thwaites PLC
Myerscough Road
Mellor Brook
Lancashire
BB2 7LB

PART 1 - Particulars of Application

Application Number: 72934

Date of Registration: 17/03/2026

Proposal:

Erection of timber pergola/seating area on existing external terrace with festoon lighting on timber posts

Location:

Queens Hotel, Bradley Lane, Radcliffe, Bolton, BL2 6RA

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 permission relates to the following plans:

Drawing ref. PP-14754983v1 - Location Plan;
Drawing no. 2277 - 04: Proposed Site Plan;
Drawing no. 2277-05: Existing & Proposed Elevations; and,
Drawing ref. Construction Materials Storage Plan Rev. A.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The covered and partly enclosed Pergola shown on drawing no. 2277-05 shall be

installed in full prior to the first occupation of the development and shall thereafter be retained and maintained for the lifetime of the development.

The Pergola shall be constructed from 25mm thick close boarded timber boarding or equivalent acoustic rated panels with minimal gaps/joints and to minimise this seating area becoming acoustically reverberant, which could cause speech to sound louder it is recommended that the proposed Pergola side paneling should be internally lined (exposed to sound source) with 25mm thick Class 'O' acoustic ST30 foam or suitable equivalent.

Reason. To safeguard the amenities of neighbouring residents in the interests of noise attenuation and residential amenity in accordance with Policies EN2/1: Townscape and Built Design and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 Prior to the first use of the development hereby approved, all noise mitigation measures and recommendations detailed within the Environmental Noise Assessment Report prepared by ENL Acoustic Consultants dated February 2026) and the Management Plan - Noise Control dated 08 July 2026 shall be fully implemented.

The approved measures shall thereafter be retained and maintained for the lifetime of the development.

Reason. To safeguard the amenities of nearby residents in accordance with the requirements of Policies EN2/1: Townscape and Built Design and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 5 The storage of construction materials shall be in accordance with the details approved under Drawing Ref. Construction Materials Storage Plan Rev. A. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reason. To maintain the integrity of the adopted highway and Public Right of Way and to ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

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:

EC2/1 EC2/1 - Employment Generating Areas
EC4/1 EC4/1 - Small Businesses
EN1/2 EN1/2 - Townscape and Built Design

EN7/2	EN7/2 - Noise Pollution
JP-S1	Sustainable Development
JP-S3	Heat and Energy Networks
JP-C8	Transport Requirements of New Development
JP-J1	Supporting Long-Term Economic Growth
JP-J2	Employment Sites and Premises
JP-P4	New Retail and Leisure Uses in Town Centres
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:

NOTES TO APPLICANT

1. Commencement of Development Notice
In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at:
<https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

2. The Control of Pollution Regulations 1974 (as amended), Section 60, Control of Noise on Construction Sites
Works carried out in connection with the planning permission shall comply with the above regulations which require the following:
 1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
 2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
 3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
 4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Pollution Regulations 1974.

3. GM Police recommendations
In the interests of minimising any disorder or anti-social behaviour, it is recommended

that the Pub's CCTV system covers this external raised seating area if it does not do already.

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 14/07/2026