

NOTICE OF PLANNING PERMISSION

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

To:

Mrs Ellen Kitson
Kitson Architecture Ltd
Suite 22
Carlton Place
28-32 Greenwood Street
Altrincham
WA14 1RZ

On Behalf Of:

Mr John Munro
Standard Life Assurance Limited c/o Abrdn
1 George Street
Edinburgh
EH2 2LL

PART 1 - Particulars of Application

Application Number: 70706

Date of Registration: 02/05/2024

Proposal:

Replacement roof including its roof lights;
Spandrel panels to some of the windows at
first floor on front elevation in units 5 & 6; All
cladding repainted anthracite grey;
Replacement windows, replacement of 3 no.
roller shutters and doors; External
mechanical air source heat pumps; and,
Decoration of existing canopies over main
entrance doors

Location:

Units 5, 6 & 7, Park Seventeen, Whitefield,
Manchester, M45 8FJ

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 Drawing no. 575-050 Rev.A: Location Plan, Drawing no. 575-051: Block Plan, Drawing no. 575-057: Floor Plans as Proposed, Drawing no. 575-058: Elevations as Proposed, Drawing no. 575-059: Roof Plan as Proposed, Drawing no. 575-054: Sections as Existing and as Proposed 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 external finishing materials for the proposal hereby approved shall be as

detailed within the approved application particulars.

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:

EC2/1 EC2/1 - Employment Generating Areas
EC6/1 EC6/1 - New Business, Industrial and Commercial Development
EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution

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:

Drawing no. 575-050 Rev.A: Location Plan
Drawing no. 575-051: Block Plan
Drawing no. 575-057: Floor Plans as Proposed
Drawing no. 575-058: Elevations as Proposed
Drawing no. 575-059: Roof Plan as Proposed
Drawing no. 575-054: Sections as Existing and as Proposed

NOTES TO APPLICANT

. 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>.

Signed:

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

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On behalf of the Council

Date of Decision: 27/06/2024