

NOTICE OF PLANNING PERMISSION

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

To:

Mr ZachThorp
Thorp Design Services
2 Chatton Close
Bury
BL82UE

On Behalf Of:

Mr John Wilson
Legacy Pets
The Bridles
Pet Crematorium
2 Riders Gate
Bury
BL9 7RD

PART 1 - Particulars of Application**Application Number:** 67828**Date of Registration:** 07/12/2021**Proposal:**

Single storey rear extension

Location:

The Bridles, 2 Riders Gate, Bury, BL9 7RD

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 - Location plan ZT21-196-00 received 21/12/21; Existing site plan ZT21-196-00-01; Existing floor plans ZT21-196-02; Existing site plan ZT21-196-03; Proposed floor plans ZT21-196-04; Existing elevations ZT21-196-02.5; Proposed elevations ZT21-196-04.5 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 match those of the existing building.
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:

NPPF	National Planning Policy Framework
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
HT2/4	HT2/4 - Car Parking and New Development
EC4/1	EC4/1 - Small Businesses

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:

Location plan ZT21-196-00 received 21/12/21; Existing site plan ZT21-196-00-01; Existing floor plans ZT21-196-02; Existing site plan ZT21-196-03; Proposed floor plans ZT21-196-04; Existing elevations ZT21-196-02.5; Proposed elevations ZT21-196-04.5

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 25/02/2022