

NOTICE OF PLANNING PERMISSION

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

To:

Mr Oldham
C4 Projects Ltd
340 Firecrest Court
Centre Park
Warrington
WA1 1RG

On Behalf Of:

Mr Roach
Building Chemical Research (1984) Ltd
Building Chemicals Research
Mount Sion Road
Radcliffe
M26 3SJ

PART 1 - Particulars of Application

Application Number: 72927

Date of Registration: 18/03/2026

Proposal:

Replacement storage building

Location:

Building Chemical Research Co, Mount Sion
Road, Radcliffe, Manchester, M26 3SJ

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 This decision relates to drawings numbered 26027-C4P-80-B01ZZ-D-A-8012 Rev P01, 26027-C4P-80-S01ZZ-D-A-8001 Rev P03, 26027-C4P-80-S01ZZ-D-A-8003 Rev P03 and 26027-C4P-80-B01ZZ-D-A-8022 Rev P01 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 and Places for Everyone Joint Development Plan listed.

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:

EN1/2 EN1/2 - Townscape and Built Design
OL1 OL1 - Green Belt

EC2 EC2 - Existing Industrial Areas and Premises
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
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:

Plans as Proposed, drawing number 26027-C4P-80-B01ZZ-D-A-8012 Rev P01, dated March 2026

Elevations as Proposed, drawing number 26027-C4P-80-B01ZZ-D-A-8022 Rev P01, dated March 2026

Location Plan, drawing number 26027-C4P-80-S01ZZ-D-A-8001 Rev P03, dated March 2026

Site Plan, drawing number drawing number 26027-C4P-80-S01ZZ-D-A-8003 Rev P03, dated March 2026

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

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On behalf of the Council

Date of Decision: 13/05/2026