

NOTICE OF PLANNING PERMISSION

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

To:

Mr Ian Stott
AJ Cocker Associates
New Century House
176 Drake Street
Rochdale
OL16 1UP

On Behalf Of:

Mr Sarwar
Key Property NW Ltd
39 Brooklands Court
Rochdale
OL11 4EJ

PART 1 - Particulars of Application

Application Number: 71024

Date of Registration: 12/09/2024

Proposal:

Replacement of timber windows at first and second floor levels with timber framed sliding sash style windows

Location:

28 Haymarket Street, Bury, BL9 0AY

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 the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans and documents:

Drawing no. S496-04 - Location Plan;
Drawing ref: S496-04 - Site Plan Proposed;
Drawing ref: S496-100/A - Existing and Proposed Elevations;
Drawing ref: S496-101/A - Window Details;
Drawing ref: PJ016-02 Rev: 1 - Sliding Sash Section; and,
Sliding Sash Window Brochure
Carbon and Energy Statement
Heritage Statement

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

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

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:

EN1/1	EN1/1 - Visual Amenity
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
Area	Area BY3 - Bolton Street/Market Place
BY3	
S1/1	S1/1 - Shopping in Bury Town Centre
S2/3	S2/3 - Secondary Shopping Areas and Frontages

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. S496-04 - Location Plan;
Drawing ref: S496-04 - Site Plan Proposed;
Drawing ref: S496-100/A - Existing and Proposed Elevations;
Drawing ref: S496-101/A - Window Details;
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Sliding Sash Window Brochure
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NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

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On behalf of the Council

Date of Decision: 17/09/2025