

NOTICE OF PLANNING PERMISSION

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

To:

Mr Chan
Ridge & Partners LLP
2nd Floor
100 Embankment
Manchester
M3 7FB

On Behalf Of:

Sarah McGuire
Cash Access UK Limited
27 Old Gloucester Street
London
WC1N 3AX

PART 1 - Particulars of Application

Application Number: 71705

Date of Registration: 31/03/2025

Proposal:

Proposed new air conditioning condenser unit 46-48 Bolton Street, Ramsbottom, Bury, BL0 to side elevation; alterations to shop front and 9HX installation of louvres to the rear elevation.

Location:

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 000100 C01, 010103 C03, 010201 C03, 010501 P03, 010502 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 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:

EN1/2	EN1/2 - Townscape and Built Design
EN1/8	EN1/8 - Shop Fronts
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN7/2	EN7/2 - Noise Pollution
S1/2	S1/2 - Shopping in Other Town Centres
HT5/1	HT5/1 - Access For Those with Special Needs
Area RM3	Area RM3 - Bolton Street/Bridge Street
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-P2	Heritage
JP-C2	Digital Connectivity
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:

000100 C01
010103 C03
010201 C03
010501 P03
010502 P01

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 10/09/2025