

NOTICE OF PLANNING PERMISSION

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

To:

Mr Zach Thorp
Thorp Design Services
2 Chatton Close
Bury
BL8 2UE

On Behalf Of:

Mr John Rogerson
Elton Fold Working Mens Club
Leigh Lane
Bury
BL8 2RH

PART 1 - Particulars of Application

Application Number: 70662

Date of Registration: 11/04/2024

Proposal:

Variation of condition no. 2 (approved plans) and no. 7 (landscaping plan) of p/p 69668: Remove the conifers running along rear boundary and replace with a 450mm high trellis above the existing fencing and plant growing vines up the fence and into the trellis, creating a green screen over time.

Location:

Elton Fold Working Mens Club, Leigh Lane, Bury, BL8 2RH

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 -
Location plan ZT23-196-00;
Proposed site plan ZT23-196-03;
Proposed plans ZT23-196-10
Proposed front and side elevation ZT23-196-11
Proposed rear and side elevation ZT23-196-12
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.
- 2 The landscaping shown on the hereby approved plans shall be implemented prior to the first use/occupation of the extension hereby approved. The planting shall be of an evergreen type and shall be maintained at regular intervals. Any planting dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by same or similar size of species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of

visual amenity pursuant to Policies EN1/2 - Townscape and Built Design.

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
EN1/2 EN1/2 - Townscape and Built Design
HT2/4 HT2/4 - Car Parking and New Development
EN7/2 EN7/2 - Noise Pollution
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-P1 Sustainable Places

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 ZT23-196-00;
Proposed site plan ZT23-196-03;
Proposed plans ZT23-196-10
Proposed front and side elevation ZT23-196-11
Proposed rear and side elevation ZT23-196-12

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 17/05/2024