

NOTICE OF PLANNING PERMISSION

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

To:

Mr Richard Elliott
MacMarshalls Ltd
Hamill House
112-116 Chorley New Road
Bolton
BL1 4DH

On Behalf Of:

Mr Asin Farooq
42 Leyton Drive
Bury
BL9 9SL

PART 1 - Particulars of Application

Application Number: 69086

Date of Registration: 16/11/2022

Proposal:

Change of use from club to sweet manufacturing unit (Class E(g)(iii) Industrial processes) with extraction system

Location:

Salisbury Conservative Club, Badger Street, Bury, BL9 6AD

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 (DR)A101, (DR)A100 Revision A, (DR)A200 Revision A, Amended supporting statement (Incorporating the Design & Access Statement), Acoustic & Odour Survey 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 mitigation measures identified for noise and odour within the submitted Acoustic & Odour Survey and Assessment Revised March 2023 shall be implemented in full and available for use before use of the premises first commences.
Reason. To protect the amenity of the occupants of the adjacent premises once the development hereby approved is occupied pursuant to Bury Unitary Development Plan Policies EN7/2 - Noise Pollution, EN7/1 - Atmospheric Pollution, EC4/1 - Small Businesses and EN1/2 - Townscape and Built Design.
- 4 Prior to the use hereby approved being brought into use a scheme for the storage of bins and refuse for the proposed use, shall be submitted to and approved in writing

by the Local Planning Authority. The approved scheme only shall be implemented in accordance with the approved details.

Reason. Full details of bin and refuse storage have not been submitted to ensure adequate provision for the storage and disposal of refuse pursuant to Bury Unitary Development Plan Policies EC4/1 - Small Businesses, EN1/2 - Townscape and built Design, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.

- 5 The premises shall be used for (Class E(g)(iii) Industrial processes only and for no other purposes, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or as subsequently amended.
Reason. Due to its position, development of this type would not normally be granted consent due to its detrimental effect on the residential amenities enjoyed by nearby residents pursuant to policies of the Unitary Development Plan listed below.

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:

EC6/1	EC6/1 - New Business, Industrial and Commercial Development
NPPF	National Planning Policy Framework
EC2/1	EC2/1 - Employment Generating Areas
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
S1/4	S1/4 - Local Shopping Centres
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EN7/1	EN7/1 - Atmospheric Pollution
EN7/2	EN7/2 - Noise Pollution

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:

(DR)A101, (DR)A100 Revision A, (DR)A200 Revision A, Amended supporting statement (Incorporating the Design & Access Statement), Acoustic & Odour Survey.

NOTES TO APPLICANT

1. This planning permission needs to be read in conjunction with the binding S106 Agreement signed on 10th November 2023.

Signed:

A handwritten signature in black ink, appearing to read 'for havi'.

3 of 3

.....
On behalf of the Council

Date of Decision: 15/11/2023