

NOTICE OF PLANNING PERMISSION

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

To:

Mr John Rogerson
Elton Fold Workmens Club and Institute Ltd
Leigh Lane
Bury
BL8 2RH

PART 1 - Particulars of Application

Application Number: 73065

Date of Registration: 08/05/2026

Proposal:

Erection of external raised decking at side with canopy and timber board cladding to side elevations

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 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 EFDW-004A and EFDW-003E 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.
- 3 The external finishing materials for the proposal hereby approved shall match those as shown on drawing numbered EFDW-003E.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
- 4 The use hereby permitted shall not be open to customers outside the following times: 16.00 to 00.00 *on Mondays to Friday*, 12:00 to 00:00 *Saturdays* and 12:00 to 22:00 *on Sundays and Bank Holidays*

Reason. To safeguard the amenities of the occupiers of nearby residential

accommodation pursuant to Policies S2/5 – New Local Shopping Provision Outside Recognised Shopping Centres and S2/6 – Food and Drink of the Bury Unitary Development Plan.

- 5 There shall be no loud speakers, amplified music or TV/video screens provided to the proposed decked patio area at any time.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S2/6 - Food and Drink of the Unitary Development Plan.

- 6 Prior to commencement, an external lighting scheme shall be submitted to the Local Planning Authority detailing how the proposed development is to be lit.

Reason. In the interests of residential amenity, in accordance with Policy E7/1.

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
JP-P1	Sustainable Places
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF	National Planning Policy Framework
PFE	Places for Everyone

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:

Existing and Proposed Decking Street Scene, drawing number EFDW-004A, dated 06/05/2026

Existing and Proposed Decking Plans and Elevations, drawing number EFDW-003E, dated 06/05/2026

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is

mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-appli>

2. Environmental health can ask licensing to review their licence in front of the licensing committee who can revoke the alcohol licence
Environmental health can investigate noise under the statutory nuisance provisions of the Environmental Protection Act 1990
3. The submitted information indicates that the proposal only involves the replacement and extension of the existing decking structure. The applicant should ensure that suitable drainage arrangements are provided for the proposed canopy roof drainage and that any necessary approvals from United Utilities are obtained for any drainage connections, where required.

Signed:



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On behalf of the Council

Date of Decision: 29/07/2026