

NOTICE OF PLANNING PERMISSION

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

To:

Mr Philip Bygrave
Invest MultiLet & PPB LTD
25-29 Sandy Way
Leeds
LS19 7EW

On Behalf Of:

Dr Sobia Ahmed
Firsmount Ltd
44-48 Bolton Street
Ramsbottom
Bury
BL0 9HX

PART 1 - Particulars of Application

Application Number: 72534

Date of Registration: 18/12/2025

Proposal:

Installation of a new rear access door;
Reinstatement of historic window openings;
Replacement of existing windows;
Replacement of rear door; Installation of 7
no. flush-fitting conservation-style rooflights
(three on the front roof slope and four on the
rear roof slope)

Location:

44-48 Bolton Street, Ramsbottom, Bury, BL0
9HX

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 permission relates to the following plans:

Drawing no. (90)A001 Rev. B: Location and Site Plan
Drawing no. (2-) A005 Rev. E: Proposed Commercial Layout Plans;
Drawing no. (2-) A007 Rev. E: Existing and Proposed Elevations;
Drawing no. (2-) A009 Rev. A: Doors and Windows Schedule;
Drawing no. (2-) A010: Window Section Details;
Drawing no. (2-) A008: Rooflight Detail;
Drawing no. (2-) A012: Door and Window Schedule Additional Units.

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

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and 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:

Area	Area RM3 - Bolton Street/Bridge Street
RM3	
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN2	EN2 - Conservation and Listed Buildings
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
JP-P2	Heritage
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide

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:

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-application-process>.

Please ensure you quote this application number and the site address in any correspondence.

4. Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.

4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Pollution Regulations 1974.

2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the street.

3. The applicants attention is drawn to the presence of adopted highways adjoining the site and that any closure of the highways or scaffolding needed to facilitate the development will need separate consent from the Local Highway Authority. Further details can be found at:

www.bury.gov.uk/business/licensing/highway-permits

Signed:



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On behalf of the Council

Date of Decision: 21/05/2026