

NOTICE OF PLANNING PERMISSION

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

To:

Mr Adam Mokhtar
Diogel Architecture
3 Connaught House
Riverside Business Park
Benarth Road
Conwy
LL32 8UB

On Behalf Of:

Leah Hauserman
11 Lansdowne Close
Ramsbottom
Bury
BL0 9WE

PART 1 - Particulars of Application

Application Number: 70832

Date of Registration: 24/06/2024

Proposal:

Change of use from vacant warehouse to pilates studio; and replacement of first floor opening to a glazed window

Location:

6 Paradise Street, Ramsbottom, Bury, BL0 9BS

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 the expiration of three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 This permission relates to the following plans:

Drawing no. 1265-02-03-02: Proposed Plans
Drawing no. 1265-02-04-02 Rev. D: Proposed Elevations

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 in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

- 3 The use hereby permitted shall not be open to customers outside the following times: 06.30 to 20.00 on Mondays to Fridays and 09:00 - 12:00 on Saturdays; and there shall be no operation on Sundays, Bank or Public Holidays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN2/1(b) - Townscape and Built Design of the Bury Unitary Development Plan and EN7/2 - Noise Pollution of the Bury Unitary Development Plan, and the National Planning Policy Framework.

- 4 The new window in the original first floor opening to the Paradise Street elevation of the building to which this permission relates shall be timber and in the style shown on the approved drawings.

Reason. In order to preserve the special architectural or historic interest of the building and the conservation area in which it is set, in accordance with Policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan and the 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 RM2 - St Paul's/Crow Lane
RM2	
EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN7/2	EN7/2 - Noise Pollution
JP-C8	Transport Requirements of New Development
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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 29/08/2024