

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jeremy Peck
ABA Architecture and Interiors Ltd
Aba Architecture
Globe Works
Penistone Road
Sheffield
S6 3AE

On Behalf Of:

Mr Martin Dalzell
Mitchells & Butlers plc
27 Fleet Street
Birmingham
B3 1JP

PART 1 - Particulars of Application

Application Number: 70635

Date of Registration: 11/04/2024

Proposal:

Replacement access ramp; external lighting to all elevations; Erection of 2.35m fence to extend existing yard area and 2no. additional accessible parking bays

Location:

Ainsworth Arms, 465 Bury & Bolton Road,
Radcliffe, Manchester, M26 4LJ

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 Location plan, 2604-201, 2604-202, 2604-203 A, 2604-204, 2604-219, 2604-220 A, Lighting details - 2604, Master value LED spot MV specification, Top view domes LED neon specification, LED asymmetric floodlight 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.

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:

EN1/2 EN1/2 - Townscape and Built Design
EN1/4 EN1/4 - Street Furniture
EN1/1 EN1/1 - Visual Amenity
S2/6 S2/6 - Food and Drink
HT2/4 HT2/4 - Car Parking and New Development
HT5/1 HT5/1 - Access For Those with Special Needs
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
2604-201
2604-202
2604-203 A
2604-204
2604-219
2604-220 A
Lighting details - 2604
Master value LED spot MV specification
Top view domes LED neon specification
LED asymmetric floodlight

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 28/06/2024